

# 2018/5279/P- 8 Rochester Road



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**1. Front Elevation**



**2. Rear elevation**

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>26/12/2018</b>
		N/A		<b>Consultation Expiry Date:</b>	<b>30/12/2018</b>
<b>Officer</b>			<b>Application Numbers</b>		
Samir Benmbarek			2018/5279/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
8 Rochester Road London NW1 9JH			Refer to decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Installation of double glazed timber framed windows and doors to front, side and rear elevations following removal of existing single-glazed timber framed windows and doors to residential building					
<b>Recommendation:</b>		<b>Grant Conditional Planning Permission</b>			
<b>Application Type:</b>		<b>Full Planning Permission</b>			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>			No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	Site notices were displayed in close proximity to the application site on 30/11/2018 (expiring on 24/12/2018). A press notice was displayed from 06/12/2018 (expiring on 30/12/2018).					
<b>Rochester CAAC:</b>	<p>The Rochester CAAC were formally consulted. They responded, objecting to the scheme, with their comments summarised below:</p> <ol style="list-style-type: none"> <li>1. Replacements should only be with sash windows</li> <li>2. All windows should be in timber; uPVC does not have the same aesthetic.</li> </ol> <p>Officer's comments:</p> <ol style="list-style-type: none"> <li>1. <i>Please refer to paragraph 2.1 of this report.</i></li> <li>2. <i>Please refer to paragraph 2.1 of this report.</i></li> </ol> <p>Following the received revisions to the scheme (please see paragraph 2.1) an email was sent to the Rochester CAAC with an update to the scheme. No response has yet been received.</p>					

## Site Description

The application relates to a four storey building located on the north-eastern side of Rochester Road. The building is located within the Rochester Conservation Area and is described as a building that makes a positive contribution to the conservation area. It is not a listed building.

The rear elevation of the building can be viewed wholly from Rochester Mews and Whitcher Place.

The building is in use a residential (Use C3) and is divided into 3x self-contained flats.

## Relevant History

No relevant planning application history.

## Relevant policies

### National Planning Policy Framework (2019)

### Draft London Plan (2018)

### Camden Local Plan (2017)

A1 (Managing the impact of development)

D1 (Design)

D2 (Heritage)

### Camden Supplementary Planning Guidance

CGP1 Design (Updated March 2018)

CPG Amenity (March 2018)

### Rochester Conservation Area Statement (2001)

## Assessment

### 1. Proposal

1.1 Permission is sought for the following:

- Installation of double glazed timber windows and timber framed doors to front, side and rear elevations of building.

1.2 The proposed framing materials for the windows and doors would be timber with a white painted finish apart from the front door which would be in a black painted finish. The existing window and door openings would not be altered as a result of the proposal.

1.3 The main issues for consideration are:

- Design and Conservation
- Neighbour Amenity

### 2. Revisions

2.1 During the course of the application, revisions were sought for the scheme. These were namely to replace the framing of the material of the proposed windows and doors from uPVC to timber

and for the windows to be in the same matching style as the existing (sash).

### **3. Design and Conservation**

- 3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained in policy D1 are relevant to the application; development should consider the character, setting, context and the quality of materials used. Policy D2 will preserve, and where appropriate, enhance Camden's diverse assets and their settings including conservation areas.
- 3.2 CPG1 (Design) recommends alterations to take into account the character and design of the host building and surroundings. Windows, doors and materials should complement the existing building.
- 3.3 The Rochester Conservation Area Statement advises that where replacements are proposed, it should be within the materials of the existing. uPVC would not be acceptable.
- 3.4 No. 8 Rochester Road forms the end of a row of 3x adjoining buildings. The groups of buildings is part of a wider streetscene in which all buildings feature timber framed windows in a white finish and a sash design. Each building also has a black painted front door.
- 3.5 The proposal would replace all of the existing windows and doors with matching replacements being white painted timber framed sash windows and rear garden door and timber front door with a black painted finish. As the proposal is as matching as the existing, it is considered acceptable in design terms. Overall, the proposal is considered to preserve and enhance the character and appearance of the host building and the wider Rochester Conservation Area.

### **4. Neighbour Amenity**

- 4.1 Within the Camden Local Plan policies, policy A1 ensures that development does not cause adverse amenity impacts upon neighbours in terms of sunlight, daylight, privacy and overlooking, noise and vibration and odour.
- 4.2 As the proposal involves the replacement of windows and doors only, it is considered that the proposal would not impact upon the amenity of adjoining residential occupiers.

### **5. Recommendation**

Grant conditional planning permission.

### **DISCLAIMER**

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 11th March 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2018/5279/P  
Contact: Samir Benmbarek  
Tel: 020 7974 2534  
Date: 6 March 2019

**Development Management**  
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SE9 5DY

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**8 Rochester Road**  
**London**  
**NW1 9JH**

Proposal: Installation of double glazed timber framed windows and doors to front and rear elevations following removal of existing single-glazed timber framed windows and doors to residential building

Drawing Nos: 30668: P01; P02; P03; P04; P06; Photo Schedule; Design and Access Statement dated 23 October 2018.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

30668: P01; P02; P03; P04; P06; Photo Schedule; Design and Access Statement dated 23 October 2018.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

**DRAFT**

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 You are advised that the replacement front door should match the existing front door in regards to materials, colour and design including letterbox, door knob and numbering.
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

**DRAFT**

**DECISION**