

Application ref: 2019/0231/P
Contact: Matthias Gentet
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Date: 29 March 2019

Development Management
Regeneration and Planning
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Town Hall
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Mrs Laura Thompson
43a Endsleigh Gardens
Ilford
IG1 3EQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**71 A Broomsleigh Street
London
NW6 1QQ**

Proposal:

Replacement of single glazed timber frame front window with double glazed windows, rebuilding of the front boundary treatment, enlargement of existing rear window, creation of a new rear door, side window and patio doors (all upvc fenestration), relocation of side waste pipes and rendering of lower part of side and rear elevations to residential flat (Class C3).

Drawing Nos: Design and Access Statement revP0 (January 2019); Detailed Section - R7 Flush Window Sash, Square 28mm Bead; Detailed Section - R7 Outer Frame with Flush Door Sash; Detailed Section - R7 Mullion & Window Sash; Detailed Window Elevation, Sections AA, BB, CC; Brochure (21 pages); Quote (01/03/2019); 1814 - Site Photographs (21/02/2019); [1814 L] (--) 100 revP0, 200 revP0, 300 revP0; (0-) 001 revP0, 010 revP0, 100 revP0, 200 revP0.

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 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 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Design and Access Statement revP0 (January 2019); Detailed Section - R7 Flush Window Sash, Square 28mm Bead; Detailed Section - R7 Outer Frame with Flush Door Sash; Detailed Section - R7 Mullion & Window Sash; Detailed Window Elevation, Sections AA, BB, CC; Brochure (21 pages); Quote (01/03/2019); 1814 - Site Photographs (21/02/2019); [1814 L] (--) 100 revP0, 200 revP0, 300 revP0; (0-) 001 revP0, 010 revP0, 100 revP0, 200 revP0.

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

Informative(s):

- 1 Reasons for granting permission.

The proposal is seeking to replace single and double glazed timber/upvc windows with all upvc double glazed windows to front and rear at ground floor level. The proposal would also include the relocation and addition of windows and doors to the side and rear elevation.

The replacement of timber frame windows with upvc windows would normally be resisted particularly on the front elevation where the original timber framed windows are still present. However, due to the proliferation of upvc windows at neighbouring properties along Broomsleigh Street - some with the required planning permission, others unauthorised but in situ for more than 4 years, it would be considered that the proposal would not, in this case, warrant a refusal as it would be in keeping with the character of the street. The new upvc windows in the front elevation would also match as closely as possible the existing timber sash window design.

The rear fenestration includes a mix of material and design that currently creates a somewhat unbalanced appearance. The relocation of some of the new windows would reinstate the hierarchy and the symmetry to the rear elevation. The enlargement of one of the windows to create a new door is not considered to be detrimental to the character and appearance of the building. The proposal would also include the relocation of the soil pipes on the rear elevation. This would rationalise the pipework and create a less cluttered elevation.

The current brick work to the rear of the ground floor flat is in poor state of repair where unsympathetic alterations have taken place in the past, leaving uneven surfaces. As such, the rendering of the ground floor rear elevation (including the existing extension) would improve the overall appearance of the rear elevation.

As such, in terms of size, design, materials to be used and location, the proposal is considered to be acceptable. It will not only preserve but enhance the character and appearance of the host building and the street.

The proposed works would not harm the amenity of the neighbouring properties in terms of additional overlooking, loss of outlook or sense of enclosure.

The site's planning and appeal history has been taken into account when coming to this decision. No comments were received following the statutory consultations.

As such, the proposed development is in general accordance with policy A1 and D1 of the Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with policies of the Draft London Plan 2017; and the National Planning Policy Framework 2019.

- 2 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).
- 3 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above).
- 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)

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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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name of the Chief Planning Officer.

Daniel Pope
Chief Planning Officer