

Application ref: 2019/1208/P  
Contact: Josh Lawlor  
Tel: 020 7974 2337  
Date: 26 April 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
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Martins Camisuli Architects  
Unit1, 2a Oakford road  
london  
NW5 1AH  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 2**  
**Tudor Mansions**  
**114 Chetwynd Road**  
**London**  
**NW5 1DD**

Proposal: Installation of window opening to side elevation, replacement of existing single glazing windows with double glazed windows.

Drawing Nos: MC/19(00)\_01\_Site Location Plan, MC/19(02)\_10\_Proposed Ground Floor context, MC/19(02)\_11\_Proposed side elevation, MC/19(02)\_02\_Proposed ground floor plan, MC/19(02)\_06\_Proposed rear elevation, MC/19(02)\_07\_Proposed front elevation, MC/19(01)\_11\_Existing side elevation, MC/19(01)\_06\_Existing rear elevation, MC/19(01)\_07\_Existing front elevation, MC/19(01)\_10\_Existing ground floor plan context, MC/19(01)\_02\_Existing ground floor.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 and D2 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 [MC/19(00)\_01\_Site Location Plan, MC/19(02)\_10\_Proposed Ground Floor context, MC/19(02)\_11\_Proposed side elevation, MC/19(02)\_02\_Proposed ground floor plan, MC/19(02)\_06\_Proposed rear elevation, MC/19(02)\_07\_Proposed front elevation, MC/19(01)\_11\_Existing side elevation, MC/19(01)\_06\_Existing rear elevation, MC/19(01)\_07\_Existing front elevation, MC/19(01)\_10\_Existing ground floor plan context, MC/19(01)\_02\_Existing ground floor]

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

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 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.
- 3 Reasons for granting permission.

The application site is a large three storey detached building with castellated parapet and red brick quoins and details. The building is located within the Dartmouth park conservation area and is identified in the Conservation Area statement as making a positive contribution to the conservation area. The building is in use as six flats.

The proposal would replace the existing single glazed sash windows with double glazed windows. The proposed windows would be white painted double glazed sash windows which would match the existing in terms of design and materials. A new double glazed timber framed window would be installed to the ground floor side elevation. The proposed window would align with the existing windows on this elevation and not harm the buildings fenestration. A small unoriginal window would also be blocked up on this elevation. The

enlargement of an existing glazed door to the rear elevation is a minor alteration that would not harm the appearance of the building or conservation area.

The creation of a new window to the ground floor side elevation would not create additional outlook that would cause harmful overlooking to neighbouring residents.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No objections have been received prior to making this decision. The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1, D1 and D2. The proposal also complies with policies DC1, DC2 and DC3 of the Draft Dartmouth Park Neighbourhood Plan (NDP). The NDP is a material consideration in decision making, although it is considered to have limited weight at this stage. The proposed development also accords with the London Plan and National Planning Policy Framework 2019.

- 4 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.
- 5 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 'DP', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer