

Application ref: 2019/1228/P
Contact: Jaspreet Chana
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Date: 24 May 2019

Development Management
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
20 Cholmley Gardens, London NW6 1AG

Proposal:
Alterations to fenestration and replacement of existing railing at ground floor level.
Drawing Nos: PA 001, PA 101, PA 102, PA 201, PA 202, PA 203, PA 204, Design & Access Statement.

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

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: PA 001, PA 101, PA 102, PA 201, PA 202, PA 203, PA 204, Design & Access Statement.

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

Informative(s):

- 1 Reasons for granting permission:

Front windows

The front replacement windows would be triple glazed in aluminium/timber combined windows in white. The form and design of the existing windows will be maintained and therefore would be considered sympathetic to the subject dwelling and surrounding area. The frames of these windows are to remain similar to the existing. It was noted from a recent site visit that majority of the properties along the block have a variety of timber, aluminium and uPVC windows so the existing character of this block has been eroded over time.

Rear windows within the courtyards

Towards the rear of the site there are 2 different standard cill heights for the windows facing onto the two courtyards. The proposal involves extending 3 of the currently higher cill windows and door (the kitchen, dining and study rooms) down to the lower cill height. This would allow more light in the flat whilst maintaining the historical character of the windows within the two courtyards. The existing bathroom window will be the only remaining high level window which will be retained as existing. Given the modest alteration and location of these windows to the rear of the site within two courtyards, it is not considered they would have a harmful impact on the character and appearance of the existing building or surrounding conservation area.

The rear railings within the courtyard

The existing railing to the courtyard steps is in an unstable condition due to corrosion where the railing meets the concrete of the steps. The proposed would be a like for like railing using a similar metal profile and the addition of steel balusters to be added between the uprights to guard the railing. Given the modest alteration it is not considered it would cause harm to the existing building or surrounding conservation area.

Rear doors to garden

The existing reception room is dark, the proposal would help add more light into the room as well as creating a better link through to the garden area. The proposed alteration will add large glazed opening doors with a new stone fascia surround maintaining the existing lintel height. The doors are at ground floor level set in from the boundaries and located to the rear of the building, given this it is not considered they would cause harm to the existing building or surrounding conservation area.

The proposed changes are considered acceptable in terms of amenity. The revised windows and doors do not cause loss of privacy or daylight/sunlight as

they replace and alter existing windows and doors.

Two objections have been received and have been considered within the attached summary of consultees. The planning history of the site has been taken into account when coming to this decision.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Therefore, the proposed extensions would not significantly detract from the character and appearance of the subject dwelling or the surrounding conservation area. The proposal would be in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017, policies 2 and 3 of the Fortune Green & West Hampstead Neighbourhood Plan 2015 as well as the London Plan 2016 and NPPF 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.

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



Daniel Pope
Chief Planning Officer