

Application ref: 2019/1801/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 17 June 2019

Development Management
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Knott Architects
98 B Tollington Park
London
N4 3RB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2nd And 3rd Floor
65 Queen's Crescent
London
NW5 4ES

Proposal: Enlargement of existing second floor rear window.

Drawing Nos: 439.000 Rev.A; 439.006; 439.009; 439.013 PL Rev.B; 439.056 and 439.059 Rev.A.

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:

439.000 Rev.A; 439.006; 439.009; 439.013 PL Rev.B; 439.056 and 439.059 Rev.A.

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

- 4 The flat roof of the existing first floor rear extension shall not be used as a roof terrace, balcony or similar amenity space in perpetuity.

Reason: In order to safeguard the character and appearance of the area, and to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal will replace an existing second floor upvc casement window with a larger white timber painted sash window. It is noted that the fenestration on this building and its adjoining neighbour at No. 63 have all been replaced with upvc casement windows and it appears out of character with the rear elevations of the remaining terrace. The replacement with a painted white timber window is welcomed. Views of the new window will be limited due to its high level and rear siting with only partial views of the top half of the window from St Ann's Gardens. Although it would be beneficial to replace all windows with timber sash, as the building is subdivided into flats this is not a feasible option and on balance and within this context its replacement is acceptable. Due to its detailed design and location, the proposed window is not considered to result in harm to the character and appearance of the host building, streetscene or wider area.

The replacement window although marginally larger than the existing window will have the same outlook and serve a staircase and therefore is not considered to harm the amenity of any neighbouring property in terms of loss of neighbouring privacy, light, outlook or result in overlooking.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of 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.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer