

Application ref: 2019/2226/P  
Contact: Tony Young  
Tel: 020 7974 2687  
Date: 3 July 2019

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

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Detailed Planning Ltd  
Unit 6  
St Albans House  
St Albans Lane  
Golders Green  
London  
NW11 7QE

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**Flat 52**  
**Romney Court**  
**Haverstock Hill**  
**London**  
**NW3 4RX**

Proposal:

Installation of new aluminium framed double glazed window at 5th floor level on north facing, front elevation to enclose existing terrace space.

Drawing Nos: 1613GS\_PRE/SH1 rev A; Planning statement from Detailed Planning Ltd dated April 2019.

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 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: 1613GS\_PRE/SH1 rev A; Planning statement from Detailed Planning Ltd dated April 2019.

Reason:

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

Informative(s):

- 1 Reasons for granting planning permission:

The host building is one of a number of purpose-built blocks built across London in the decades following the second world war. The proposal involves the enclosure of an existing terrace space at 5th floor level on the front elevation through the installation of a new aluminium framed double glazed window. The upper floor terrace is the only opening on the front façade, providing some relief in design terms to the consistent, solid appearance of the fenestration below and on either side; a likely intention of the original Modernist design. As such, due consideration must be given to the degree to which the enclosure of this opening might adversely affect the visual balance of the front façade and the overall character and appearance of the building.

The building isn't listed nor identified as a positive contributor within the Belsize Conservation Area Statement, and as such, there is a greater degree of opportunity for change than might otherwise be the case, provided that any proposed alterations are well-designed and appropriate materials are used. The proposed window would be designed to mainly resemble the existing windows on the floors directly below and with a row of glazed panels along the top that would be similar to the existing upper floor windows on either side. The window would be brown in colour to match existing windows.

Though the proposed aluminium frame/glazing bars would differ from the timber material used in the original windows and which Council guidance normally advises should be matched, there are a number of recent planning approvals that have resulted in aluminium framed double glazed windows and cills being installed alongside the existing timber fabric at the property. It is also noted that the proposal involves the installation of a new window, and as such, would not involve the removal or replacement of any original timber framed windows. There would be some degree of increased thickness to frames/glazing bars necessary to accommodate double glazed panes when compared to single glazed units; however, the proposed window unit is suitably sized so as to look predominantly the same as existing double glazed windows at the property and therefore unlikely to be distinguishable from other windows at the front of the building.

The proposed window is therefore considered to be appropriate in terms of its' design, size, opening methods, colour and materials used in accordance with Council policies and guidance. Its' introduction would relate well to other existing fenestration and the building as a whole, and therefore under these circumstances, and on balance, the enclosure of the terrace opening is considered unlikely to significantly alter or detract from the character and appearance of the host building or the wider Belsize Conservation Area, and as such, is acceptable.

There are no amenity concerns as a result of these proposals in terms of loss of privacy or overlooking to neighbouring properties given that the proposed window would enclose an existing terrace space.

The site's planning and appeals history has been taken into account when coming to this decision. The Belsize Conservation Area Advisory Committee responded and raised no objection following statutory consultation (see 'Consultation Summary' document). No objections have been received.

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

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2016, 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 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.

- 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.

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