

Application ref: 2019/2291/P
Contact: Obote Hope
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Date: 23 July 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Finn Gheury Architecture
258/30 Red Lion St
Richmond Upon Thames
TW91RW
GB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 3
47 Regent's Park Road
London
NW1 7SY

Proposal:

External alterations to the front, rear and side elevations associated with the replacement of the existing timber framed windows with double glazed windows to the front elevation, including enlargement of the existing windows to the rear/side elevations all associated with the existing first floor flat.

Drawing Nos: 47RPR - 1.00; 47RPR - 1.01; 47RPR - 2.00; 47RPR - 2.01; 47RPR - 2.02; 47RPR - 2.03; 47RPR - 2.04; 47RPR - 2.05; 47RPR - 2.06; 47RPR - 3.00; 47RPR - 3.01; 47RPR - 3.02; 47RPR - 3.03; 47RPR - 3.04; 47RPR - 3.10; 47RPR - 3.11 & Design and Access Statement commissioned by Finn Gheury Architecture no date.

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: 47RPR - 1.00; 47RPR - 1.01; 47RPR - 2.00; 47RPR - 2.01; 47RPR - 2.02; 47RPR - 2.03; 47RPR - 2.04; 47RPR - 2.05; 47RPR - 2.06; 47RPR - 3.00; 47RPR - 3.01; 47RPR - 3.02; 47RPR - 3.03; 47RPR - 3.04; 47RPR - 3.10; 47RPR - 3.11 & Design and Access Statement commissioned by Finn Gheury Architecture no date.

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

Informative(s):

- 1 Reason for granting planning permission:

Planning permission is sought to replace all of the existing windows at first floor level. The windows being replaced to the front (east) elevation comprise of double glazed timber sash fittings that would replicate the design and appearance of the windows being replaced.

To the rear elevation, it is proposed to replace the existing two timber windows with enlarged window opening. The timber windows would be replaced with double glazed timber windows with glazing bars. The replacement window would match the existing windows below and comprise of high quality materials, of appropriate scale and the design would respect the context of the host building to the rear elevation.

The replacement and enlargement of the two windows on the side (north) would be a minor subordinate feature that replaces the existing timber windows with metal. The replacement window would not match the existing windows below. The side elevation is not prominent and the critical windows would be of high quality materials and the detailed design is considered acceptable on this side elevation. The overall design of the windows to the side elevation, consisting of glazing bars would be sympathetic to the host building and wider conservation area.

The proposed alterations are not considered to cause any harm to the amenity of neighbouring properties in terms of loss of light, outlook or privacy. Given that, no new window opening is being proposed.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with 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 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