

Application ref: 2018/5823/P  
Contact: Jaspreet Chana  
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Date: 26 November 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Taylor Close  
Hounslow  
London  
TW3 4BZ  
United Kingdom

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Householder Application Granted**

Address:  
**119 Camden Mews**  
**London**  
**NW1 9AH**

Proposal:  
Replacement of existing front windows at ground and first floor with wooden double glazed windows

Drawing Nos: 119-A-002, 119-A-003 Rev B, 119-A-004, 119-A-005, Heritage 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 implemented in full within 6 months of 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 The development hereby permitted shall be carried out in accordance with the following approved plans: 119-A-002, 119-A-003 Rev B, 119-A-004, 119-A-

005, Heritage Statement.

Reason:

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission:

This application follows a previously refused application for retrospective upvc windows. The windows were refused by reason of their design and materials which would detract from the appearance of the host building and the character and appearance of the Camden Square Conservation Area.

This application proposes to replace the current upvc windows and front entrance door to timber windows and wooden door. The new timber windows would be fitted into the existing openings, the first floor would match the existing style and form and colour of the neighbouring properties with slimmer framed timber casement windows. The ground floor windows are to be changed from panelled windows to simpler casement design which also matches the first floor and surrounding neighbouring windows. It is therefore considered the windows would be in keeping with the subject dwelling and surrounding area.

The existing front entrance door is to be replaced with a new wooden door which is welcomed and considered acceptable.

The proposed works would not result in any significant loss of residential amenity to the neighbouring properties from loss of light, overlooking or be overbearing.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Therefore, it is considered that the proposed works would overcome the previous reasons for refusal and it is considered the works 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, 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.
- 4 Enforcement action will be taken if the development hereby permitted is not fully implemented within 6 months of the date of this permission.

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 blue rectangular background.

Daniel Pope  
Chief Planning Officer