

Application ref: 2018/6192/P
Contact: Emily Whittredge
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Date: 14 February 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Baily Garner LLP
146-148 Eltham Hill
Eltham
London
SE9 5DY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
22 Mansfield Road
London
NW3 2HP

Proposal:

The replacement of existing single glazed timber windows with new double glazed double hung sash windows to the front elevation and double glazed double hung sash windows and casement window to the rear elevation. Replacement of x1 front rooflight.

Drawing Nos: P01, P02, P03 Rev A, P04 Rev A, Design and Access Statement (Baily Garner, 20 Nov 2018), Photo Schedule Nov 2018).

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 Before the relevant part of the work is begun, detailed drawings in respect of

the following shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of the front door (including surround and top light, panels, mouldings, beading and hardware.

The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies 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: P01, P02, P03 Rev A, P04 Rev A.

Reason:

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

- 4 The rooflight hereby approved will be conservation style and installed flush with the roof slope.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The replacement windows hereby approved shall be timber framed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017, and for the avoidance of doubt.

Informative(s):

- 1 Reasons for granting permission:

The proposed replacement timber sash windows are appropriately detailed for the conservation area, with thermally broken slimline 14mm double glazing, narrow astragal glazing bars, window horns and sliding opening. The replacement windows largely replicate the existing in respect of their design and appearance and will preserve the character and appearance of the Mansfield Conservation Area. The replacement timber framed rear door and side lights are plain in appearance per the existing, and will not cause harm to the appearance of the host building.

The replacement of the front door is acceptable in principle, subject to satisfactory details, which are expected to replicate the existing panelled timber door in all respects. A condition is proposed to be added to secure these details prior to the replacement of the door. The replacement of the front roof light is acceptable subject to details, and a condition is proposed to be added

to ensure the window is installed flush with the roof slope to preserve the appearance of the conservation area.

Due to the nature of the proposed development, there would be no impact upon the residential amenity of neighbouring occupants. No new window openings are proposed.

No objections were received prior making this decision. 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 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of Camden Local Plan 2017. The development will also accord with the National Planning Policy Framework 2019 and the London Plan 2016.

- 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 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.
- 5 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)

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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 positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer