

Application ref: 2018/5267/P
Contact: Sofie Fieldsend
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Date: 1 May 2020

Development Management
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N1 9UU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Welbeck Mansions
Inglewood Road
London
NW6 1QX

Proposal:

Replacement of single glazed windows with double glazed timber windows. Reinstatement of Eastern side of the building including replacement roof following fire damage.
Drawing Nos: SLP-01; PL-01 Rev A; PL-02 Rev A; PL-03 Rev A; PL-04 Rev A; PL-05 Rev A; PL-06 Rev A and PL-11

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 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:

SLP-01; PL-01 Rev A; PL-02 Rev A; PL-03 Rev A; PL-04 Rev A; PL-05 Rev A; PL-06 Rev A and PL-11.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

In July 2018 the building was subject to fire damage to the East side resulting in the loss of the 4th and 5th floor and roof. The development will reinstate this part of the building like for like. As the proposal will match what was there originally, its reinstatement is considered to enhance the character and appearance of the host property, street scene and conservation area.

In addition the proposal involves the replacement of all single glazed windows on this block of flats. The replacement double glazed timber windows would match the siting, scale and design of the existing windows. As such, the proposed replacement windows are considered not to alter the character or appearance of the host building or detract from the wider West End Green Conservation Area, and would be acceptable.

The proposal will not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of overlooking, loss of privacy, light or create a sense of enclosure as the development will reinstate the original building to how it was prior to the fire and the replacement windows will have the same outlook as the existing.

Highways officers have assessed the scheme and given the scale of the works a Construction Management Plan (CMP) would be required, this will be secured by a S106 legal agreement. As the development will reinstate the existing flats and no new units are being created, it is not required to be secured as car free or provide cycle parking on site.

The site's planning history has been taken into account when coming to this decision. No objection were received following the statutory consultation period.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the West End Green 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 proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan (2015), the London Plan 2016, and the National Planning Policy Framework 2018.

- 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 proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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 at the top left of the page.

Daniel Pope
Chief Planning Officer