

Application ref: 2020/0720/P
Contact: Tony Young
Tel: 020 7974 2687
Date: 7 May 2020

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

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Frankham Consultancy Group Ltd
Unit 7B Irene House
Maidstone Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flats A and B
41 Westbere Road
London
NW2 3SP

Proposal:

Replacement of single glazed windows, doors and fanlights with double glazed timber framed like-for-like windows, doors and fanlights.

Drawing Nos: 1000-S4-P01, 2200-S4-P03, 2201-S4-P03; 2400-S4-P02; 2401-S4-P02;
2402-S4-P02; 2403-S4-P02; 2404-S4-P02.

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 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: 1000-S4-P01, 2200-S4-P03, 2201-S4-P03; 2400-S4-P02; 2401-S4-P02; 2402-S4-P02; 2403-S4-P02; 2404-S4-P02.

Reason:

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

Informative(s):

- 1 Reasons for granting planning permission:

The proposal seeks to replace single glazed windows, doors and fanlights on various elevations with double glazed, timber framed like-for-like replacements that would match as closely as possible the existing windows, doors and fanlights in terms of materials, colour, frame sizes, design, opening methods and proportions.

It is recognised that there would be some degree of increased thickness to glazing bars and frames in order to accommodate the double glazed panes; however, in this instance, the use of suitably designed window, door and fanlight units are considered to be appropriate and sensitive changes unlikely to alter or detract from the character and appearance of the host building or the wider Fortune Green and West Hampstead Neighbourhood Area, and as such, would be acceptable.

There are no amenity concerns as a result of these proposals given that the replacement windows, doors and fanlights would be in the same positions as the existing.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

As such, the proposal is in general accordance with policies A1 and D1 of the Camden Local Plan 2017, policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015, 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 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.

- 4 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.

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