

Application ref: 2020/0772/P  
Contact: Nora-Andreea Constantinescu  
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Date: 21 May 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Pedder & Scampton Architects  
United House  
North Road  
London  
N7 9DP  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**4-5 Coleridge Gardens  
London  
NW6 3QH**

Proposal: Replacement of existing windows with new obscure windows at ground, first and second floor levels on North and South elevations. (Retrospective)

Drawing Nos: 139/PL113A; 139/PL114; 212 PL 01 A; 139/109; Planning Statement February 2020 Job no 212; Pedder & Scampton Architects - Photos 12 February 2020.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 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 if in CA] of the London Borough of Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

139/PL113A; 139/PL114; 212 PL 01 A; 139/109; Planning Statement February 2020 Job no 212; Pedder & Scampton Architects - Photos 12 February 2020.

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

Informative(s):

1 Reasons for granting permission:

The windows on the North and South elevations of the building were a combination of old industrial metal windows (W20 type) with obscured glazing and opening hopper sections set within the main framing. The ones at the ground floor were single glazed, with broken panes and poor state of repair. At first floor, the building had white coated aluminium windows obscured with an opening pane to each side at first floor.

As part of previous permissions (2014/2762/P, subsequently varied and amended under 2016/6935/P and 2018/1467/P), the building was extended with a second floor extension with louvers in front of the three windows to prevent overlooking on the southern side.

The new windows replaced existing ones and installed on the north and south elevations, at ground, first and second floors. They are dark grey powder coated aluminium, double glazed with reeded glass to the inner pane to obscure views to and from the neighbouring gardens, but still permitting daylight in. The windows would match the others within the building as approved under previous planning permissions. All new windows would have limited opening to 50mm for ventilation purposes.

It is considered that the proposed windows would preserve the character and appearance of the host building, and therefore their retention would be acceptable. 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.

Two of the windows were infilled with brickwork to match existing, which is considered acceptable.

In terms of impact on neighbouring amenity, the windows proposed to be retained with reeded glass and opening of only ventilation purposes, are considered to prevent overlooking impacts to the neighbouring gardens.

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

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), D1 (Design), D2 (Heritage) of Camden Local Plan 2017. The development would 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 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