

Application ref: 2020/1483/P
Contact: Tony Young
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Date: 29 June 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk/planning

Akelius Residential Limited
10 Bloomsbury Way
London
WC1A 2SL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
39 Fordwych Road
London
NW2 3TN

Proposal:

Alterations to fenestration on all elevations, including the replacement of single glazed timber windows with double glazed like-for-like windows, new French doors and toplight at rear ground floor level to replace window, provision of front bin store enclosure, timber side fence and access door and hard landscaping to front garden.

Drawing Nos: EX0, EX01 to EX04 (inclusive); D1, D2; P01 rev A (front elevation), P01 rev A (front garden plan), P02 (side elevation), P02 rev A (rear elevation), P03 rev A, P4; T1, T2 rev A, T3 rev A, T4, T5, T6; Hard surface product details (Autumn Brown Indian Sandstone).

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. The windows hereby approved shall all be timber framed.

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 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: EX0, EX01 to EX04 (inclusive); D1, D2; P01 rev A (front elevation), P01 rev A (front garden plan), P02 (side elevation), P02 rev A (rear elevation), P03 rev A, P4; T1, T2 rev A, T3 rev A, T4, T5, T6; Hard surface product details (Autumn Brown Indian Sandstone).

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

Informative(s):

- 1 Reasons for granting planning permission:

The like-for-like replacement windows, doors and toplight would match as closely as possible the existing in terms of materials, colour, frame sizes, design, opening methods and proportions. While it is recognised that there would be some degree of increased thickness to glazing bars and frames in order to accommodate double glazed panes, it is considered that the change in appearance is minimal and the suitably designed units would not detract from the character and appearance of the host building or the wider area.

The front boundary wall, piers and coping stones would be repaired and rebuilt as necessary to match the existing in appearance and materials. The cedar timber clad bin store enclosure, side fence and access door would also be appropriate in terms of their design and materials. The enclosure is suitably sized and discreetly located so as not to be visible from within the public realm and would allow the movement and storage of recycling bins without the need to place them on the public highway.

The replacement of a small area of hard and soft landscaping at the front of the property with permeable brown block paving (Autumn Brown Indian Sandstone) and grey gravel beds, including retained hedge rows and additional small plant beds, are considered to be acceptable. The permeable hard surfaces would be sympathetic to the character and appearance of the property and wider area, allowing rainwater to soak into the ground rather than pooling on the surface. This would provide a sustainable drainage solution (SUDS) helping to mitigate the risk of any potential flooding and ensuring that an acceptable level of rainwater attenuation and drainage management would be present at the property.

Overall, the proposal involves modest and appropriate alterations within the context of the character and appearance of the host property and wider area, and is considered to be acceptable in terms of the design, location, dimensions, colour and materials used.

There are no amenity concerns as replacement windows, doors and toplight would be located in the same positions as existing and the proposed alterations at the front of the property would not involve any noticeable alteration that would impact on the amenity of neighbouring properties.

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, policies 2 and 9 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 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.

- 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.

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 'DP', is positioned above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment