

Application ref: 2020/2038/P
Contact: Tony Young
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Date: 13 July 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

Mark Zudini Architecture + Design Ltd
2 Lane Close
London
NW2 6QZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 3
47 Arkwright Road
London
NW3 6BJ

Proposal:
Installation of new timber framed double glazed window on side elevation.

Drawing Nos: (039-)000 (site location plan), 000 (site plan), 001, 105, 200 (received 08/07/2020), 401 rev A, 501 (received 08/07/2020).

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, and policies SD4 and SD6 of the Redington & Frognal Neighbourhood Plan (submission draft) May 2020.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: (039-)000 (site location plan), 000 (site plan), 001, 105, 200 (received 08/07/2020), 401 rev A, 501 (received 08/07/2020).

Reason:

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

- 4 The window hereby approved shall be fitted with obscure glass and shall be permanently retained and maintained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting planning permission:

Fenestration on the side elevation at the host property is non-original and has been altered at various times in the past, resulting in a lack of consistency in terms of window design, size, opening methods and positioning. The new window opening would be in the same position as a previous window opening that is currently bricked up, and while it would differ in some regards to the existing mix of windows, it would match as closely as possible in terms of its' painted timber material and white colour, including lintel and cill, so as to blend in visually with the existing character and appearance of fenestration within this façade which is not widely prominent.

It is recognised that double glazing requires a degree of increased thickness to glazing bars and frames when compared to single glazed windows; however, in this instance, the use of a suitably designed window unit is considered to be appropriate and a sensitive change unlikely to alter or detract from the existing character and appearance of the host building or the wider Redington Frognal Conservation and Redington & Frognal Neighbourhood Areas, and as such, would be acceptable.

Concern was initially raised by the Council to the proposed use of aluminium material in so far as this would appear as incongruous and harmful in a building with mainly timber framed windows. Following Council advice, the applicant amended the proposal and drawings to replace aluminium material with timber.

There are no amenity concerns as a result of the proposal in terms of loss of privacy to neighbouring properties given the window's size, function associated with a typical bathroom use, and inclusion of obscure-glazed or frosted glass. It is also noted that windows in the opposite neighbouring elevation already face

several larger and clear-glazed windows at the host property.

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.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Redington Frognal Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, policies SD1, SD4 and SD6 of the Redington & Frognal Neighbourhood Plan (submission draft) May 2020, 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 'DPope', is written over a light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment