

Application ref: 2020/1719/P
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 7 August 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

GN Architecture
4 Beaumont Crescent
London
W14 9LX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat B, 12 Montpelier Grove
London
NW5 2XD**

Proposal: Installation of 2 x rooflights to the front roof slope and replacement of the single glazed windows at second and third floor level with double glazed timber framed windows to the front and rear elevations.

Drawing Nos: P001_01; P001e_00; P002_00; P002e_00; P003_00; P003e_00;
P004e_00; P004_00; P005_00; P005e_00; P006_00; P006e_00; P007_00; P007e_00;
P008_00 and Design and Access Statement from GN Architecture no date.

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 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: P001_01; P001e_00; P002_00; P002e_00; P003_00; P003e_00; P004e_00; P004_00; P005_00; P005e_00; P006_00; P006e_00; P007_00; P007e_00; P008_00 and Design and Access Statement from GN Architecture no date.

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

Informative(s):

- 1 Reasons for granting permission:

The host building is a four storey mid-terrace property that is divided into flats and planning permission is sought to replace all the existing single glazed windows to the front, rear and side elevations. The proposed windows would be double glazed timber sash windows of similar style and fitting to the existing. The proposed windows have been carefully designed to ensure close attention has been paid to maintaining the dimensions of the frames and general detailing.

The proposed windows would be similar additions to the existing timber framed windows within their setting and Officers considered the proposed design and appearance of the new windows would preserve the character and appearance of the host building, the street scene and the wider Kentish Town Conservation Area.

The proposed rooflight is considered acceptable in design and appearance and would be flush in the existing front roofslope. In terms of design and appearance the conservation rooflights proposed are considered acceptable.

The proposal would involve internal alteration at second and third floor level, the proposed works would result the internal alterations comprise of reconfiguring the bathroom and en-suite layout. Nonetheless, the works would not result in the change of use of the property. Thus, the proposed works would not constitute as a development requiring planning permission under Section 55 of the Town and Country Planning Act 1990. It should be noted that the proposal may be subject to Building Control Legislation and an informative is attached informing the applicant/agent to contact Building Control.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by

the Enterprise and Regulatory Reform Act (ERR) 2013.

The replacement windows and the proposed rooflight by virtue of its location would not have an impact on the amenity of adjoining properties as the proposal would replace existing windows and no additional window openings are proposed.

No objection and a comment was received and is addressed separately following statutory consultation. The site's planning history was taken into account when determining this application.

The proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with 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 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 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 centered within a light gray rectangular box.

Daniel Pope
Director of Economy, Regeneration and Investment