

Application ref: 2020/1911/P
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Date: 21 September 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Sarah Wigglesworth Architects
Sarah Wigglesworth Architects
10 Stock Orchard Street
London
N7 9RW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
William Ellis School
Highgate Road
London
NW5 1RN

Proposal: Installation of double glazed aluminium frame windows to 2nd floor.

Drawing Nos: Site Location Plan 598_E-100, 598_E-101, 598_E-104 B, 598_E-106 B, 598_E-107 B, 598_E-108 B, 598_E-109 B, 598_P-106 A, 598_P-107 A, 598_P-108 A, 598_P-109 A. Design and Access Statement (February 2020, Sarah Wigglesworth Architects).

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 Site Location Plan 598_E-100, 598_E-101, 598_E-104 B, 598_E-106 B, 598_E-107 B, 598_E-108 B, 598_E-109 B, 598_P-106 A, 598_P-107 A, 598_P-108 A, 598_P-109 A. Design and Access Statement (February 2020, Sarah Wrigglesworth Architects).

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

Informative(s):

- 1 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).
- 2 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.
- 3 Reasons for granting permission:

The application proposes the replacement of existing PVC second floor windows with aluminium framed double glazed units. The existing windows are in a poor condition and hence the application to upgrade these.

The detailed design and appearance of the proposed aluminium frame windows is considered acceptable here. Officers note that this application follows from a previous permission (2018/5898/P, dated 29/01/2019) on this site and the development will bring uniformity to the fenestration design.

As the proposal does not involve the creation of any new openings, the development is not considered to cause any harm to neighbouring residential amenity or properties in the wider Dartmouth Park Conservation Area in terms of sunlight, outlook or privacy.

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.

No objections were received prior to making this decision. The sites planning history was taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies DC3 and ES4 of the Dartmouth Park Neighbourhood Plan 2020. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

- 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



Daniel Pope
Director of Economy, Regeneration and Investment