

Application ref: 2020/2342/P
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Date: 1 October 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Ungar Architects
101-103 Heath Street
London
NW3 6SS
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
4 The Old Orchard
London
NW3 2TR

Proposal:
Replacement of existing windows and doors with aluminium framed fenestration.

Drawing Nos: Site Location Plan, 125-A-SITE-PLA, 125-A-LGFP-EXTG-PLA, 125-A-GFP-EXTG-PLA, 125-A-ELEV-E-C-EXTG-PLA, 125-A-LGFP-PLA, 125-A-GFP-PLA, 125-ELEV-E-C-PLA. Design and Access Statement (Ungar Architects May 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 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, 125-A-SITE-PLA, 125-A-LGFP-EXTG-PLA, 125-A-GFP-EXTG-PLA, 125-A-ELEV-E-C-EXTG-PLA, 125-A-LGFP-PLA, 125-A-GFP-PLA, 125-ELEV-E-C-PLA. Design and Access Statement (Ungar Architects May 2020).

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

Informative(s):

- 1 Reasons for granting permission:

The proposed replacement windows and doors shall closely match the existing arrangement but with the introduction of double glazed units. To the upper floor, the existing fenestration is aluminium framed and the proposed replacements shall match this. To the ground floor, the existing timber doors are to be replaced with aluminium framed doors which is considered acceptable given the design of the host property which is of late 20th Century construction. No new openings shall be created by the proposed works, however new fenestration shall have marginally slimmer frames than the existing which will improve natural light within.

The proposal is not considered to have any impact on neighbouring amenity as no new openings are to be created. Part of the proposal includes the repair and replacement of the timber decking which in itself does not require planning permission, however; it is included here for completeness and clarity.

The proposal involves very minor alterations to the host property and is considered to be acceptable in terms of the design, location, dimensions, colour and materials used. This scheme is not considered to cause harm to the character of the South Hill Park Conservation Area.

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, D1 and D2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

- 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 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).
- 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