

Application ref: 2020/2192/P
Contact: Tony Young
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Date: 29 October 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

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planning@camden.gov.uk
www.camden.gov.uk/planning

Ms Claudia Dulak
72 Monteagle Way
London
E5 8JF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 5
Bramshill Mansions
Dartmouth Park Hill
London
NW5 1JG

Proposal:

Insertion of 3 double-glazed timber sash windows within front bay at lower ground floor level.

Drawing Nos: Site location and block plans; (XEVA/85DPHR/-)101, 102; Unnumbered existing and proposed front elevation drawing dated 11/10/2020; Email from applicant dated 11/10/2020.

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location and block plans; (XEVA/85DPHR/-)101, 102; Unnumbered existing and proposed front elevation drawing dated 11/10/2020; Email from applicant dated 11/10/2020.

Reason:

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

Informative(s):

- 1 Reasons for granting planning permission:

The proposal seeks to replace an existing central window located within the front bay at lower ground floor level with a double-glazed timber sash window, and the insertion of 2 double-glazed timber sash windows within new openings on either side of the bay.

While site constraints don't allow for the traditional hierarchy of window sizes to be possible which would typically see the areas of glazing diminish towards the upper parts of the elevation, the design of the proposed small sash windows are nevertheless considered to relate well to existing fenestration above and would sit appropriately within the bay given their size, material, colour, locations, recessed positions and brick arches above. Their low position at lower ground floor level and behind a long established garden hedge along the front boundary also ensures that the lower part of the bay is not widely visible from public views.

Concerns were originally raised by the Council with regard to the proposed design of the windows, which included a combination of square panes of glass and horizontal top-hung lights, in so far as they would appear out of keeping with the character of the building and conservation area. Following Council advice, revised drawings were received which confirmed amendments to the design and detailing of all 3 windows.

As such, the revised proposal is considered to be in keeping with the overall appearance of the host property and would not alter or detract from the character and appearance of the building nor Dartmouth Park Conservation and Dartmouth Park Neighbourhood Areas in which it is located, and as such, is acceptable.

There are no amenity concerns to neighbouring properties given the orientation and low position of the proposed windows.

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. A response from the Dartmouth Park Conservation Area Advisory Committee has been noted in the associated consultation summary sheet.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Dartmouth Park 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 DC2 and DC3 of the Dartmouth Park Neighbourhood Plan 2020, the London Plan 2016, the Draft London Plan (Intend to publish) 2019 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 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.
- 4 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.

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 on the page.

Daniel Pope
Director of Economy, Regeneration and Investment