

Application ref: 2020/3303/P
Contact: Tony Young
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Date: 27 November 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

Hayward McMullan Architects Ltd.
67 Burton Road
Melton Mowbray
LE13 1DL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
17 Sarre Road
London
NW2 3SN

Proposal:

Replacement of 4 single glazed timber framed windows and doors with 2 double glazed like-for-like rear windows, 2 double glazed aluminium framed side windows and rear bi-folding doors, and insertion of new double glazed aluminium framed window to flank wall.

Drawing Nos: A001, X001, PL100 rev A, PL101 rev A, PL102, PL103 rev A;
Manufacturer's window specification from ALUK GB Ltd; Manufacturer's door specification from Origin.

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 of the London Borough of Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: A001, X001, PL100 rev A, PL101 rev A, PL102, PL103 rev A; Manufacturer's window specification from ALUK GB Ltd; Manufacturer's door specification from Origin.

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

Informative(s):

- 1 Reason for granting planning permission:

Concern was initially raised by the Council to the proposal to replace 2 existing timber framed rear windows with aluminium framed equivalents. While it appears that all original rear windows have been replaced over time and there isn't any consistency in design terms, they are all confirmed as having timber frames. Council Guidance advises that where timber is the existing traditional window material, then new or replacements should also be in timber frames. This is especially important on the rear elevation which is highly visible and can be seen from a distance from rear neighbouring properties. Following Council advice, the applicant amended the proposal to provide double glazed like-for-like windows using timber material.

With regard to the side elevation, 2 existing single glazed timber framed windows would be replaced with double glazed aluminium framed windows and a similar new window would also be inserted into the flank wall. Although aluminium is not the traditional material, it would not be visually harmful to the character or appearance of the host building or street scene unlike at the rear given the side aspect of the flank walls and narrow gap between the host property and adjacent building (no.19) which serve to obscure any public views.

Furthermore, though the flank wall of the host property and side facing neighbouring property at no.19 do not include window openings, there are examples of flank elevations at other properties within Sarre Road which contain one or more windows at various floor levels. This being the case, it is considered on balance that the principle of inserting a suitably designed new window is appropriate, especially given that this side elevation is not widely prominent from views from within the public realm.

The existing timber framed doors located at ground floor level within the rear extension have little merit in design terms and would be replaced with aluminium framed bi-folding doors, similar to many other properties within this locality.

It is recognised that double glazing requires a degree of increased thickness to glazing bars and frames when compared to single glazed equivalents; however, in this instance, the use of suitably designed window/door units is considered to be appropriate. Overall therefore, the proposal is considered to be acceptable in terms of materials, colour, design, opening methods and proportions, so as to blend in visually with existing fenestration, and as such, would not detract from the existing character and appearance of the host building or wider area located within the Fortune Green & West Hampstead Neighbourhood Area.

There are no amenity concerns as a result of the proposed new side window in terms of loss of privacy or overlooking into neighbouring properties given the absence of existing windows and the narrow gap of separation between the host property and neighbouring building. All replacement windows and doors replace ones located in the same positions as existing.

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 and D1 of the Camden Local Plan 2017, policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015, 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 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 positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer