

Application ref: 2020/4853/P
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Date: 20 January 2021

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

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Carter Designs
81a Otley Road
Harrogate
HG2 0DU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
32 Achilles Road
London
NW6 1EA

Proposal:

Replacement of single glazed timber sash windows at 1st and 2nd floor levels at side and rear with double glazed timber sash windows, repositioned at side and within enlarged opening at rear, including removal of small side window.

Drawing Nos: (104-20-)500, 2000, 3000, 3001; Manufacturer's window details from Mumford & Wood dated 23/11/2020.

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 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: (104-20-)500, 2000, 3000, 3001; Manufacturer's window details from Mumford & Wood dated 23/11/2020.

Reason:

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

Informative(s):

- 1 Reasons for granting planning permission:

The proposals involve the replacement of 2 single glazed, timber sash windows at 1st and 2nd floor levels on the side elevation of the projecting wing with double glazed, timber sash windows. A slight change is proposed to the position of both windows which also involves the removal of a small side window in order to vertically align both windows. It is noted that similar proposals to realign side windows were approved recently at no. 30 Achilles Road (2020/1365/P). Due to the minor nature of the proposed change, design and materials, the alterations are considered to be appropriate.

The proposal also involves the replacement of a single glazed, timber sash window at 1st floor level on the rear elevation with a double glazed, double sash timber window with central mullion. While it is acknowledged that the proposed window would alter the appearance of fenestration at the rear to some degree by virtue of its' increased width and horizontal emphasis, the proposed window would match existing windows at the property in terms of being a high quality conservation type sash window with the same height, material, opening methods and brick arch detailing above. Notwithstanding the increased width, the proposed window would also be positioned in such a way as to relate as sympathetically as possible with the existing window on the 2nd floor above in terms of vertical alignment.

While it is recognised that there would be some degree of increased thickness to all window frames in order to accommodate double glazed panes, in this instance, the use of suitably designed, high quality replacement units are considered to be an appropriate and sympathetic change unlikely to alter or detract from the character and appearance of the host building or the wider Fortune Green and West Hampstead Neighbourhood Area. As such, the proposals are considered to be acceptable.

There are no amenity concerns as a result of these proposals given that the replacement windows would occupy similar positions as the existing windows which they would replace.

The site's planning and appeals history has been taken into account when

coming to this decision. An objection has been received from a neighbour following statutory consultation and noted in the Consultation Summary associated with this decision.

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 Publication London Plan 2020 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 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer