

Application ref: 2020/2720/P
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Date: 24 August 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Insideout
5 Reynolds Road
New Malden
Surrey
KT3 5NG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 3
30 Chesterford Gardens
London
NW3 7DE

Proposal:

Installation of 2 new timber framed double glazed windows in west elevation at 2nd floor level.

Drawing Nos: (DR-03-)001, 002, 500, 501; (DR-05-)001, 002, 003, 004, 200 (dated 13/07/2020), 200 (dated 18/08/2020).

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: (DR-03-)001, 002, 500, 501; (DR-05-)001, 002, 003, 004, 200 (dated 13/07/2020), 200 (dated 18/08/2020).

Reason:

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

Informative(s):

- 1 Reasons for granting planning permission:

The proposed 2 new windows would be inserted at 2nd floor level into the west elevation of the building which is the rear of the host property, but has the impression of being a side or flank wall by virtue of the property's position on the corner of Chesterford Gardens and Frognal Lane. The west elevation is absent of any windows like many flank walls in Chesterford Gardens; however, there are also many other flank elevations at properties within the street which contain one or more windows at various floor levels. This being the case, it is considered on balance that the principle of inserting 2 suitably designed new windows is appropriate in this location on an elevation which is not widely prominent from within the public realm.

The new timber framed, sliding sash windows would match as closely as possible with existing windows in terms of material, colour, design, opening methods and proportions, so as to blend in visually with the existing character and appearance of fenestration at the property.

It is recognised that double glazing requires a degree of increased thickness to glazing bars and frames when compared to single glazed windows; however, in this instance, the use of a suitably designed double glazed window unit is considered to be appropriate and a sensitive change unlikely to alter or detract from the existing character and appearance of the host building or the wider Redington Frognal Conservation and Redington & Frognal Neighbourhood Areas, and as such, would be acceptable.

There are no amenity concerns as a result of the proposal in terms of loss of privacy or overlooking into neighbouring properties given the high position of the proposed new windows relative to the low position of the nearest neighbouring windows. This, together with the narrow gap of separation between both buildings, serves to significantly restrict any possible views from the new windows into the neighbouring property, and as such, ensures that the amenity of the occupants of both dwellings is protected to a reasonable degree.

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.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Redington Frognal 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 SD1, SD4 and SD6 of the Redington & Frognal Neighbourhood Plan (submission draft) May 2020, the London Plan 2016, The 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 'DP', is positioned above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment