

Application ref: 2020/5124/P
Contact: Tony Young
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Date: 29 March 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
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Xul Architecture
33 Belsize Lane
London
NW3 5AS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
35 Greville Road
London
NW6 5JB

Proposal:

Replacement of all single glazed timber frame windows with double glazed like-for-like windows; insertion of 2 new windows and door to garden facing side elevation of garage, and relocated rear door at ground floor level; and insertion of new window, door with Juliette balcony, and rooflight at 1st floor level.

Drawing Nos: LP-00_P00; (EX-)00_P00 to 05_P00 (inclusive); (PA-)01_P01, 02_P02, 03_P01, 04_P00, 05_P02, 06_P01, 07_P00.

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: LP-00_P00; (EX-)00_P00 to 05_P00 (inclusive); (PA-)01_P01, 02_P02, 03_P01, 04_P00, 05_P02, 06_P01, 07_P00.

Reason:

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

- 4 The approved door at 1st floor level shall provide access out onto the garage flat roof area for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting planning permission:

All new and replacement like-for-like double glazed windows would match existing fenestration as closely as possible in terms of materials, colour, design, opening methods and proportions. While it is recognised that there would be some degree of increased thickness to frames in order to accommodate double glazed panes, in this instance, the use of suitably designed replacement units are considered to be appropriate and sympathetic changes unlikely to alter the existing appearance of fenestration at the property.

At ground floor level, the 2 new proposed timber frame windows and replacement door installed in the garden facing side elevation of the garage, and the relocated and set back rear door, are all suitably designed and would not be visible from public views. While a new timber frame window at 1st floor level would be visible on the side elevation, it would also closely match and blend in with the building's appearance given its appropriate design and position. The proposed 'conservation' type rooflight, installed in a 1st floor level flat roof, would sit flush with the roof plane and be entirely hidden below an existing parapet wall.

Concern was raised by the Council to original proposals to replace a window at 1st floor level with a new access door and black metal balustrade railing around an area of flat roof space located on top of an existing garage in so far as the proposed alteration would appear as an incongruous and widely visible addition in this prominent corner location, and as such, would fail to preserve the character and appearance of the host building and conservation area. Following Council advice, the applicant submitted revised drawings which

omitted the access door and railings entirely from the proposal, and instead, included a new door with a fixed black metal Juliette balcony rail. The applicant confirmed that the flat roof area would only be accessed for maintenance purposes only. A condition would be attached to any approval to ensure that this remains the case and to safeguard the residential amenity of neighbouring occupiers.

Overall, the revised proposals are appropriate in terms of their design, size, location and materials used, and would involve appropriate and sensitive alterations that would preserve the character and appearance of the host building and St.John's Wood Conservation and Kilburn Neighbourhood Areas in which the property is situated. As such, the proposal is considered to be acceptable.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

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 St.John's Wood 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, the London Plan 2021 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