

Application ref: 2020/4285/P
Contact: Tony Young
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Date: 1 April 2021

Development Management
Regeneration and Planning
London Borough of Camden
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Mr Peter Samuel
Flat 5, Maisemore Mansions
35 Canfield Gardens
London
NW6 3JN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

Flat 5
Maisemore Mansions
35 Canfield Gardens
London
NW6 3JN

Proposal:

Replacement of 4 timber framed, sliding sash windows at top floor level on rear and flank elevations with 4 timber framed, double glazed windows with combined inward tilting and sliding sash opening methods.

Drawing Nos: Site location and block plans; (4663/-)P4 rev B, P6 rev B (existing flank elevation), P6 rev B (proposed flank elevation); TRC-PS-(1)001 rev 1; Email from applicant dated 23/03/2021; TRC Windows manufacturer's details.

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; (4663/-)P4 rev B, P6 rev B (existing flank elevation), P6 rev B (proposed flank elevation); TRC-PS-(1)001 rev 1; Email from applicant dated 23/03/2021; TRC Windows manufacturer's details.

Reason:

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

- 4 The inward tilting opening method for the approved replacement windows shall only be used for cleaning or maintenance purposes.

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.

Informative(s):

- 1 Reasons for granting planning permission:

All 4 replacement windows would match existing windows as closely as possible in terms of their design, size, colour and material. In addition to the normal sliding method of opening for sash windows of this type, the windows would also include a inward tilting method of opening to enable them to be cleaned more easily. There would also be some degree of increased thickness to frames in order to accommodate double glazed panes.

In this instance, the use of suitably designed, bespoke replacement units are considered to be an appropriate and sympathetic change which would preserve the character and appearance of the host building and wider South Hampstead Conservation Area, and are acceptable.

There are no amenity concerns as a result of these proposals given that the windows would occupy the same positions as those being replaced.

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 South Hampstead 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', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer