

Application ref: 2021/1366/P
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Date: 18 May 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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ANGLIAN HOME IMPROVEMENTS
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NATIONAL ADMINISTRATION CENTRE
PO BOX 65
NORWICH
NR6 6EJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
57 Hillfield Road
London
NW6 1QD

Proposal:
Installation of 4 replacement uPVC windows on front 1st floor and 2 replacement uPVC windows on rear upper floors
Drawing Nos: O.S. Extract, Block Plan, Replacement windows (sheets 1 - 6), Design & Access Statement ref 303/09863, Sustainability & Renewable Energy Statement, Anglian Group Environmental Policy, Anglia Statement

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 The development hereby permitted shall be carried out in accordance with the following approved drawings: O.S. Extract, Block Plan, Replacement windows

(sheets 1 - 6), Design & Access Statement ref 303/09863, Sustainability & Renewable Energy Statement, Anglian Group Environmental Policy, Anglia Statement

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

Informative(s):

1 Reasons for granting permission-

The proposal is to replace the existing 4 front 1st floor single glazed timber sash windows with matching uPVC double glazed sash windows and to replace the existing 2 rear upper floor sash and casement windows with uPVC casement windows. These alterations would arguably be permitted development to a dwelling house. Nevertheless a planning application has been submitted and the proposal is not considered to result in harm to any planning interests.

The application property is not listed nor in a Conservation Area; uPVC windows, both sash and casement style, are a common feature in the streetscene. Consequently, the proposal would not result in any harm to the appearance of the streetscene or the visual amenity of the area. Although the proposed rear casements do not match the existing windows in terms of glazing design, they would not seriously harm the appearance of the property, not being visible in the public realm.

The proposal would not harm the amenity of any neighbouring occupiers by way of loss of privacy, outlook or light.

The proposal would represent a sustainable form of development which would seek to improve the thermal performance of the building in line with the Council's policies for reusing existing buildings and reducing carbon emissions.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received.

As such, the proposal is in general accordance with policies A1, CC1 and D1 of the Camden Local Plan 2017, policy D2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015, 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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



Daniel Pope
Chief Planning Officer