

Application ref: 2021/0475/P
Contact: John Sheehy
Tel: 020 7974 5649
Email: John.Sheehy@camden.gov.uk
Date: 25 June 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk,
www.camden.gov.uk/planning

Manea Kella
Manea Kella Ltd
22-24 Prince of Wales Road
London
NW5 3LG
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
116 South Hill Park
London
NW3 2SN

Proposal:

Replacement of windows to the front and rear at first floor level, including installation of one oriel window at rear first floor.

Drawing Nos: Site location plan; 029-MK- E0141; E1202a; E1601a; P01041, P1202a, P1601a; Maxlight Oriel Bay Windows Manufacturers Details; SD51 01.

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: Site location plan; 029-MK- E0141; E1202a; E1601a; P01041, P1202a, P1601a; Maxlight Oriel Bay Windows Manufacturers Details; SD51 01.

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

Informative(s):

- 1 Reasons for granting permission.

The application relates to a 3-storey period property with basement and dormer accommodation located on the northern curve of South Hill Park. The property is divided into 5 units. The conversion took place in the early 1970s. The building is not listed but is located in South Hill Park Conservation Area and identified in the Conservation Area Appraisal as a positive contributor. The property includes a four-storey rear extension, which appears to date from the early 1970s.

Planning permission is sought for the replacement of the windows at front and rear at first floor level.

At the front, three timber-framed sliding sash one-over-one windows would be installed in place of PVC-framed units. The proposed windows match the original style of windows at this level and their installation would be an enhancement of the appearance of the building and the CA.

An aluminium-framed window would be installed within the rear extension, replacing a previous aluminium-framed unit. This would integrate with the rear extension, causing no harm to the CA.

An oriel window would be installed at rear first floor, on the right hand side of the elevation. This would be fitted within the existing opening and would project by 0.385m. The existing window to this opening is a pvc-framed unit. The oriel window has been carefully detailed with black structural silicone at the corners and is a simple frameless design of high quality. The neighbouring property 114 has an oriel window at the equivalent location, and while there is no planning history for this element, it is an established feature, at least 30 years old. Both 116 and 114 have had a very significant level of intervention to the rear, including the full height rear extension and changes to windows at all levels. While an oriel window may not be acceptable to other properties in the CA in this case, given the degree of alteration, it would not detract from the appearance of this property or have an impact on the wider CA. The proposed oriel window would be located in a secluded part of the property, it would not be a dominant or obtrusive feature.

No new views to neighbouring habitable rooms would be opened up as a result of the proposal and there would be no impact on daylight and sunlight to neighbouring properties. The proposed works would not result in a loss of amenity.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Consultation was carried out with letters to local groups as well as site and press notices, however no objections were received prior to the determination of this application.

The planning history of the site and its neighbours has been taken into account when coming to this decision.

In conclusion, the proposed development is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and 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).

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