

Application ref: 2021/2762/P
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Date: 18 August 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

Potter Raper Ltd
Duncan House
1A Burnhill Road
Beckenham
Bromley
BR3 3LA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**22A Lady Margaret Road
London
NW5 2XS**

Proposal:

Replacement of single glazed timber windows with double glazed timber windows on the front, side and rear elevations.

Drawing Nos: B9547-PR-LM1-ZZ-DR-B-PL201, B9547-PR-LM1-ZZ-DR-B-PL201, B9547-PR-LM1-ZZ-DR-B-PL301, B9547-PR-LM1-ZZ-DR-B-PL302, B9547-PR-LM1-ZZ-DR-B-PL401, Double Glazed Section, Schedule of Photographs Document and Design and Access 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 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 and D3 of the Kentish Town Neighbourhood Plan 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans B9547-PR-LM1-ZZ-DR-B-PL201, B9547-PR-LM1-ZZ-DR-B-PL201, B9547-PR-LM1-ZZ-DR-B-PL301, B9547-PR-LM1-ZZ-DR-B-PL302, B9547-PR-LM1-ZZ-DR-B-PL401, Double Glazed Section, Schedule of Photographs Document and Design and Access Statement

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

Informative(s):

- 1 Reasons for granting permission:

The like-for-like replacement windows would match as closely as possible the existing ones in terms of materials, colour, frame sizes, design, opening methods and proportions. The reinstatement of traditional sash windows to match others in the street is welcomed.

While it is recognised that there would be some degree of increased thickness to glazing bars and frames in order to accommodate double glazed panes, it is considered that the changed appearance is minimal and the suitably designed units are appropriate and sensitive which would not detract from the character and appearance of the host building or the wider Kentish Town Conservation Area. As such, the proposal is considered to be acceptable.

There are no amenity concerns as the proposal involves the replacement of windows located in the same positions as existing.

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 Kentish Town Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, Policy D3 of the Kentish Town Neighbourhood Plan 2016, the London Plan 2021, and the National Planning Policy Framework 2021.

- 2 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.

- 3 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.

- 4 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 2021.

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