

Application ref: 2021/3231/P  
Contact: Jennifer Dawson  
Tel: 020 7974 8142  
Email: Jennifer.Dawson@camden.gov.uk  
Date: 1 November 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](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

John Allsopp Studio Ltd  
Work Life  
33 Foley Street  
London  
W1W 7TL  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**19 Hollycroft Avenue  
London  
NW3 7QH**

Proposal:

Enlargement of rear, ground floor window.

Drawing Nos: Design and Access Statement, A-1-1006 LOCATION PLAN , A-1-1007 BLOCK PLAN, A-1-1020 EXISTING (PART) GROUND FLOOR PLAN, A-1-2010 EXSITING REAR / NORTH ELEVATION, A-3-1020 PROPOSED (PART) GROUND FLOOR PLAN ,A-3-2020 PROPOSED REAR / NORTH ELEVATION

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 Design and Access Statement, A-1-1006 LOCATION PLAN , A-1-1007 BLOCK PLAN, A-1-1020 EXISTING (PART) GROUND FLOOR PLAN, A-1-2010 EXSITING REAR / NORTH ELEVATION, A-3-1020 PROPOSED (PART) GROUND FLOOR PLAN ,A-3-2020 PROPOSED REAR / NORTH ELEVATION

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The alterations to rear window would preserve the character and appearance of the building. The rear window increases in width by approximately 0.3m. The top of the window frame is in the same position as existing, with the new window extending to the floor. An increase of approximately 1m in length (from 1.7m to 2.7m).

The frames will be constructed out of timbre matching the architectural style of existing windows and doors. This complies with policies D1 and D2 of the Camden Local Plan 2017 and supports CPG Design and Home Improvements 2021. The design of the altered windows complies with Policy SD2 of the Redington Froggnal Neighbourhood Plan and Policy RF13 of the Redington and Froggnal Conservation Area Advisory Committee Management Strategy.

The council does not consider the proposal to create substantial amenity issues. The window is obscured by the bay and the rear extension and cannot be seen from neighbouring properties. Outlook is increased however it does not create additional privacy issues. The proposal follows guidance set by CPG Amenity 2021 and is in accordance with Policy A1 of the Camden Local Plan.

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.

No objections were received following consultation procedures. The Redington Froggnal Neighbourhood Planning Forum and the Redington and Froggnal Conservation Area Advisory Committee were consulted on this application and had no comments on the application.

The proposal complies with policies A1, D1 and D2 of the Camden Local Plan 2017 and supports CPG Design and Home Improvements 2021. The design of

the altered windows complies with Policy SD2, SD1, SD2, SD4, SD6 of the Redington Froggnal Neighbourhood Plan and Policy RF13 of the Redington and Froggnal Conservation Area Advisory Committee Management Strategy.

- 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](http://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 2021.

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