

Application ref: 2021/4802/P
Contact: Fast Track Team
Tel: 020 7974
Email:
Date: 13 January 2022

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

Naomi Day Design Studio Ltd
Unit 6
115 Bartholomew Road
London
NW5 2BJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**14 Camden Square
London
NW1 9UY**

Proposal:

Replacement of single glazed timber window and french door on ground floor rear elevation with new double glazed aluminium framed window and french door including the replacement of existing rooflight with a larger double glazed rooflight. Replacement of single glazed aluminium framed window to ground floor front elevation with new double glazed aluminium sliding patio doors.

Drawing Nos: 1054 APL 001 Rev. A; 1054 APL 002 Rev. A; 1054 APL 003 Rev. A; 1054 APL 004 Rev. A; 1054 APL 005 Rev. A; 1054 ASU 001 Rev. A; 1054 ASU 002 Rev. A; 1054 ASU 003 Rev. A; 1054 ASU 004 Rev. A; 1054 ASU 005 Rev. A; 1054 ASU 006 Rev. A; 1054 ASU 007 Rev. A; 402-ASS-001; Aluminium Residential Door Head and Cill Details dated 23/08/2016; Sliding Patio Door Head and Cill Details dated 23/08/2016; Window Head and Cill Details dated 29/09/2021; Design and Access Statement dated 30/09/2021.

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 plans: 1054 APL 001 Rev. A; 1054 APL 002 Rev. A; 1054 APL 003 Rev. A; 1054 APL 004 Rev. A; 1054 APL 005 Rev. A; 1054 ASU 001 Rev. A; 1054 ASU 002 Rev. A; 1054 ASU 003 Rev. A; 1054 ASU 004 Rev. A; 1054 ASU 005 Rev. A; 1054 ASU 006 Rev. A; 1054 ASU 007 Rev. A; 402-ASS-001; Aluminium Residential Door Head and Cill Details dated 23/08/2016; Sliding Patio Door Head and Cill Details dated 23/08/2016; Window Head and Cill Details dated 29/09/2021; Design and Access Statement dated 30/09/2021.

Reason:

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission.

The site is a four-storey property within a terrace of houses along Camden Square.

The existing single glazed aluminium framed window would be replaced with new double glazed aluminium sliding patio doors to the front elevation on the ground floor of the property. The existing single glazed timber window and French door would also be replaced with a new larger double glazed aluminium framed window and French door to the rear on the ground floor. The proposal also includes the replacement of an existing roof light with a larger double glazed one at the rear ground floor.

It appears that the works have already started on site and therefore, they are now part retrospective.

It is proposed to replace the existing single glazed aluminium framed window with a new double glazed aluminium patio door to the front of the property. Whilst the property is located in the Camden Square Conservation Area, the setback from the road frontage means the changes would not be particularly noticeable in the street scene. The property also includes a tall boundary fence at the front of the property, restricting views of the ground floor elevation.

The proposed aluminium framed window, French door and roof light are located at the rear of the property. The materials are considered to be sympathetic to the host building and the design is in keeping with other properties in the terraced group along Camden Square.

Overall therefore, the proposals are considered to be sympathetic to and in keeping with the existing appearance of the host property in terms of the design, locations, proportions and materials, and would preserve the character and appearance of the building and Camden Square Conservation Area in which it is located, and as such, is acceptable.

There are no amenity concerns to neighbouring properties given the proposal would mainly replace existing building features and fenestration.

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 Camden Square 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, CC1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer