

Application ref: 2021/4725/P
Contact: Fast Track GG
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Date: 19 January 2022

Development Management
Regeneration and Planning
London Borough of Camden
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WEBB ARCHITECTS LIMITED
Studio B
7 Wellington Road
London
NW10 5LJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Garden and Ground Floor Flats
4 Lancaster Drive
London
NW3 4HA

Proposal:

Replacement of French doors on the rear lower ground floor and windows to front, rear and side elevations at lower and upper ground floors, enlargement of existing window on the rear and insertion of a new window on the side elevation at upper ground floor.

Drawing Nos: 1268.01.01; 1268.01.02; 1268.01.03 (A); 1268.01.04; 1268.01.21 (B); 1268.01.22 (B); 1268.03.01; 1268.03.02; 1268.03.03; 1268.03.21 (C); 1268.03.22; 1268.03.23 (A); 1268.03.23 (B); 1268.05.11; 1268.05.12; Design and Access

Statement rev00 received on 27th September 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1268.01.01; 1268.01.02; 1268.01.03 (A); 1268.01.04; 1268.01.21 (B); 1268.01.22 (B); 1268.03.01; 1268.03.02; 1268.03.03; 1268.03.21 (C); 1268.03.22; 1268.03.23 (A); 1268.03.23 (B); 1268.05.11; 1268.05.12; Design and Access Statement rev00 received on 27th September 2021.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

Planning permission was granted on 14th September 2021 (2021/3058/P) for the change of use of 2 flats on lower and upper ground floors to a 4 bedroom flat and replacement of the lower ground floor side door with window (W06A on the proposed side elevation drawing titled "Window references").

The original timber French doors and the window on the rear lower ground floor elevation would be replaced with timber doors and window. The French doors and the window would be double glazed and the proposed glazing bars would be different from the existing. The proposal also includes the replacement of windows (some sliding sash and some casement) to the front, rear and side elevations at lower and upper ground floors and the enlargement of existing window on the rear and insertion of a new window on the side elevation at upper ground floor. The only design difference (for the majority of those windows) is that the proposed windows would be double glazed whilst the existing are single glazed. This change would be barely perceivable from the existing window design. With regard to the existing window on the rear, it is proposed to enlarge it by lowering the sill to increase the height of the window. This window and the new window opening on the side elevation at upper ground floor will also be double glazed. The doors and windows are acceptable in terms of material, location and design.

The Belsize CAAC commented that it would be preferable for the side windows and the rear window to be sliding sash (rather than casement). This has been addressed as the proposal now includes the window on the rear lower ground floor level (D24B) as a sliding sash window without subdivisions. Similarly, the windows on the side (W04A, W04B, W05A, W05B, W15B, W06A, W14A) will all have their glazing subdivisions removed. The larger windows (W04A, W05B and W15B) will also be sliding sash windows whereas the narrower ones

(W04B, W05A, W06A, W14A) will remain casement windows.

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 Belsize 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 Belsize 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer