

Application ref: 2021/2768/P
Contact: Obote Hope
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Date: 4 February 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

N/A
3 Stanford Court
London
N11 3EA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 10
Chesterfield House

1 B King Henry's Road
London
NW3 3QP

Proposal:

Replacement of the existing timber frame doors with new aluminium framed doors to the front elevation; installation of 2 x skylights; replacement of window to French doors and installation of Juliet balcony at rear elevation at third floor level.

Drawing Nos: 100; 101; 102; 103; 104;105;106; 107; 201; 202; 203; 204; 205; 206; 207 and Design and Access Statement commission by Studio Preselis LTD.

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: 100; 101; 102; 103; 104;105;106; 107; 201; 202; 203; 204; 205; 206; 207 and Design and Access Statement commission by Studio Preselis LTD.

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for the replacement of the existing windows and doors to the front and rear elevations and the existing third floor window would be replaced with a French door. New rooflights are proposed on the existing flat roof and it is also proposed to install metal balustrade for a new Juliet balcony. The proposed doors and balcony would be proportionate to the rear elevation and of a suitable design for the host building.

The existing doors to the front elevation would be replaced with aluminium slim frame sliding doors, whilst there would be an increase in the opening of the proposed doors. The door design and appearance would be similar to the ones being replaced, to match the others within the property, which is acceptable and an improvement on the existing style of doors, Thus the proposed fenestration change are considered acceptable in design and appearance terms.

The original timber framed windows would be replaced with a similar design on the rear elevation. The only design difference is that the proposed windows would be double glazed whilst the existing windows are single glazed. This change would be barely perceivable from the existing window design.

Likewise the proposed Juliet balcony would be identical in terms of design and proportion to the existing balconies to the rear at second and first floor level. The proposed third floor French door would be in line with the existing windows on the lower floors and in materials and appearance they would be similar to other lower ground floor French doors on the host building, thereby preserving the character of the Conservation Area.

5 x rooflights are proposed that replace the existing 2 x rooflights. The proposed conservation style rooflights would be subordinate in size and would

not conflict with architectural roof elements. They would be flush with the flat roof which would not alter the roof profile and due to their the proposed rooflights, would have minimal visibility in wider views.

Overall, the proposed changes are considered to preserve the character and appearance of the host building and wider area. 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.

The proposed Juliet balcony would be located above the flats at first and second floor levels. Given its location and limited projection it is not considered that would result in harm to the neighbouring amenity. Whilst there would be an increase in the width of the doors to the front elevation it is not considered that the small increase would result in a material loss of privacy.

The Primrose Hill CAAC has no objection and no other representations were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 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 'DP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer