

Application ref: 2021/5887/P  
Contact: Fast Track GG  
Tel: 020 7974  
Email:  
Date: 31 March 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

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Arkiplan Architectural Ltd  
74 Cardiff Road  
Glan-y-llyn  
Taffs Well  
Cardiff  
CF15 7QE  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Maisonette Lower Ground Floor Left And Ground Floor Front Left**  
**117 Broadhurst Gardens**  
**London**  
**NW6 3BJ**

Proposal:

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

Drawing Nos: D01 Rev 1; D02 Rev 0; D03 Rev 0; D04 Rev 0; D05 Rev 1; D06 Rev 1; D07 Rev 0; one section of the proposed window on the ground floor of the front elevation; one "flush casement" section 1; one "flush casement" section 2; one "spring sash" section 1; one "spring sash" section 2; Design and Access Statement dated 22.11.2021.

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: D01 Rev 1; D02 Rev 0; D03 Rev 0; D04 Rev 0; D05 Rev 1; D06 Rev 1; D07 Rev 0; one section of the proposed window on the ground floor of the front elevation; one "flush casement" section 1; one "flush casement" section 2; one "spring sash" section 1; one "spring sash" section 2; Design and Access Statement dated 22.11.2021.

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

#### Informative(s):

- 1 Reasons for granting permission.

The original timber windows and rear French doors would be replaced with like for like windows and French doors to the front, side and rear elevations. 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. The windows and French doors are acceptable in terms of material, location and design.

On the ground floor front elevation, it is proposed to replace the existing timber window with a like for like window. The original fixed window with stained and leaded glass will be retained as it forms part of the character of the property and the wider conservation area.

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 South Hampstead 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 South Hampstead 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](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