

Application ref: 2022/0183/P
Contact: Fast Track TY
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Date: 3 July 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

KLE Design
23 Bouverie Road
Chelmsford
CM2 0UD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
25 Loveridge Road
London
NW6 2DU

Proposal:

Installation of replacement single glazed, timber framed sash windows at front with like-for-like double glazed units and replacement of single glazed windows at rear and side with timber framed, double glazed sash windows, and replacement rear doors.

Drawing Nos: (K2060-KLE-PP-DR-A-)000 rev A, 030 rev A, 031 rev B, 032 rev A, 033 rev C, 034, 035 rev B; Typical timber Slimlite window elevation and section (unnumbered); Product specification (Eurocell Eurologik); Product Brochure (Rehau Heritage Range).

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: (K2060-KLE-PP-DR-A-)000 rev A, 030 rev A, 031 rev B, 032 rev A, 033 rev C, 034, 035 rev C; Typical timber Slimlite window elevation and section (unnumbered); Product specification (Eurocell Eurologik); Product Brochure (Rehau Heritage Range).

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 of the London Borough of Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

Informative(s):

- 1 Reasons for granting planning permission:

The proposed replacement windows and doors would match as closely as possible existing windows and doors in terms of materials, colour, design, opening methods and proportions. On Council advice, a number of existing uPVC framed windows at the rear would be replaced with more suitable timber framed units. All windows at the rear would have a similar sliding sash design which would provide a consistent appearance for fenestration at the rear of the property.

There would be some degree of increased thickness to frames and glazing bars in order to accommodate double glazed panes; however, in this instance, the use of suitably designed 'slimlite' type window units would be in keeping with the character and appearance of the host building and wider Fortune Green and West Hampstead Neighbourhood Area.

There are no amenity concerns given that all proposed windows and doors would replace existing units.

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.

As such, the proposal is in general accordance with policies A1 and D1 of the Camden Local Plan 2017, policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015, 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



Daniel Pope
Chief Planning Officer