

Application ref: 2022/1918/P
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Date: 29 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

Knight Frank
55 Baker Street
London
W1U 8EW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

West Hampstead Police Station
21 Fortune Green Road
London
NW6 1DR

Proposal:

Replacement of single glazed aluminium windows with double glazed aluminium windows and alterations to doors.

Drawing Nos:

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: 5027974-ATK-WH-XX-DE-A-4003-P1; (5027974-ATK-WH-00-PL-A-)4000-P1; 4001-P2; 4002-P2.

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.

Informative(s):

- 1 Reasons for granting permission.

The site is a purpose-built police station to the south-eastern side of Fortune Green Road at the junction with Hillfield Road. It comprises of one to four-storey buildings with associated car parking and vehicle and pedestrian entrances from Fortune Green Road and Hillfield Road. The station is no longer open to members of the public and the public entrance to Hillfield Road is no longer required.

The proposed alterations would be to the main building and the stable block. At ground floor level in the main building, the glazed sliding door would be replaced with a single emergency exit door. At first-floor level in the stable block, a door would be replaced with a window. The remaining opening for both alterations infilled with brickwork. All windows would be replaced within the existing openings with double glazed powder coated white aluminium frames, with an alteration to the opening method. They would improve thermal performance of the windows and match the design of the originals as closely as possible, albeit with a slightly thicker profile and the lower half opening. As a result, the replacement doors and windows are considered acceptable in terms of type, materials and glazing patterns and represent a minor alteration that would not harm the character of the host building or the wider area.

The replacements would match the overall size of the existing window openings. As such, they would have no additional impact on the residential amenity of any nearby occupiers than the existing arrangement in terms of light spill or outlook.

No objections were received prior to making this decision. The sites planning history and relevant appeal decisions were considered when coming to this decision.

As such, the proposed development is in general accordance with policies A1, C5, and D1 of the London Borough of Camden Local Plan 2017 and policy 2 of the Fortune Green & West Hampstead Neighbourhood Plan 2015. The proposed development also accords with 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 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.

- 4 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.

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