

Application ref: 2022/0031/P
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Date: 8 August 2022

Development Management
Regeneration and Planning
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WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
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dowsettmayhew Planning Partnership
Mocatta House
Trafalgar Place
Brighton
BN1 4DU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flats 22 to 27 Imperial Towers
17 Netherhall Gardens
London
NW3 5RT

Proposal: Replacement of existing single glazed timber windows with double glazed timber windows.

Drawing Nos: Planning, Heritage, Design & Access Statement June 2022; (5680-21-02 Rev A; 03 Rev A; 04 Rev A; 05 Rev A; 06 Rev A; 07; 08.

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: Planning, Heritage, Design & Access Statement

June 2022; (5680-21-)02 Rev A; 03 Rev A; 04 Rev A; 05 Rev A; 06 Rev A; 07; 08.

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

- 4 Before the relevant part of the work is begun, detailed drawings shall be submitted to and approved in writing by the local planning authority for window details including plan, elevation, and sections at a minimum of 1:20 of all windows (including jambs, head, and cill) showing relationship of window frame to reveal.

The relevant part of the works shall be carried out in accordance with the details thus approved.

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.

This decision relates to a block of six flats within a purpose built three-storey block. The block forms the lower half to Imperial Towers with its part four, part five-storey neighbouring block built in the 1970s.

The proposed alterations of the single glazed timber windows to double glazed timber windows to all elevations of the block would be sympathetic to the character of the host building. The proposed replacement windows to the block of flats are considered acceptable as they match the existing in terms of type, glazing patterns, materials, and detailing, within the same openings. The glazing bars and frames are likely to increase in thickness therefore a condition is included in the decision for further details. As the replacements would be similar in appearance, they would have no harmful impact on the host building and would preserve the character and appearance of the wider Redington Froggnal Conservation Area.

The replacement windows would match the overall size of the existing window openings. Therefore, would have no additional impact on the amenity of any adjoining residential occupiers than the existing arrangement in terms of light spill or outlook.

No objections have been received prior to making this decision. The site's

planning history was considered in the determination of this decision.

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 (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017 and policy SD6 of the Redington Froggnal Neighbourhood Plan 2021. 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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer