

Application ref: 2022/1746/P
Contact: Leela Muthoora
Tel: 020 7974 2506
Email: Leela.Muthoora@camden.gov.uk
Date: 12 August 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

Frankham Consultancy
Irene House
7b Five Arches Business Park
Maidstone Rd
Sidcup
DA14 5AE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flats A-D
2 Shoot-up Hill
London
NW2 3QN

Proposal:

Replacement single glazed timber windows and door with double glazed timber windows and door to flats (Class C3).

Drawing Nos: Design and Access Statement April 2022; (228021-FCG-)ST-XX-DR-B-1000-S4-P01; MB-EL-DR-B-2200-S4-P02 (dated 22/06/2022); MB-DE-DR-B-2400-S4-P01 (dated 22/06/2022); MB-DE-DR-B-2401-S4-P01 (dated 22/06/2022) - MB-DE-DR-B-2402-S4-P01 (dated 20/04/2022)

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: Design and Access Statement April 2022; (228021-FCG-)ST-XX-DR-B-1000-S4-P01; MB-EL-DR-B-2200-S4-P02 (dated 22/06/2022); MB-DE-DR-B-2400-S4-P01 (dated 22/06/2022); MB-DE-DR-B-2401-S4-P01 (dated 22/06/2022) - MB-DE-DR-B-2402-S4-P01 (dated 20/04/2022)

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 proposal relates to replacement single glazed timber windows with double glazed timber sash windows on the front, side and rear elevations, and replacement doors and casement windows to the lower ground front and side elevations. The proposal will retain existing window proportions and traditional features as closely as possible, with timber sliding sash windows. They would match the existing in terms of type, glazing patterns, materials, and detailing, within the same openings. While the glazing bars and frames will increase in thickness necessary to accommodate double glazed panes, they would be suitably proportioned with slim profiles. The proposal to replace all windows to the entire building, together with the neighbouring property at number 4 Shoot-up Hill (ref: 2022/1745/P), is a coherent approach that would result in a consistent appearance. As such, the proposal would improve thermal efficiency of windows and be sympathetic to the architectural character of the host building.

The replacement windows and doors would match the size of the existing window openings. Therefore, they 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.

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