

Application ref: 2022/2924/P
Contact: Fergus Wong
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Date: 17 August 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk
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Emil Eve Architects Ltd
51 Regent Studios
8 Andrews Road
London
E8 4QN
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
Ashley Court
Frogna Lane
London
Camden
NW3 7DX

Proposal: Like-for-like replacement of existing single-glazed steel windows with double-glazed steel windows to front and rear elevations, widening of existing rear window and replacement of rear door with window, all to Flat 1; replacement of rear communal external timber doors.

Drawing Nos: 093_EX_001 Rev. B; 093_EX_110 Rev. B; 093_EX_210 Rev. B;
093_EX_211 Rev. B; 093_PR_110 Rev. B; 093_PR_210 Rev. C; 093_PR_211 Rev. B;
093_PR_300 Rev. B; Design and Access Statement dated July 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:

093_EX_001 Rev. B; 093_EX_110 Rev. B; 093_EX_210 Rev. B; 093_EX_211 Rev. B; 093_PR_110 Rev. B; 093_PR_210 Rev. C; 093_PR_211 Rev. B; 093_PR_300 Rev. B; Design and Access Statement dated July 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, and policies SD4 and SD6 of the Redington Froggnal Neighbourhood Plan 2021.

Informative(s):

- 1 Reasons for granting permission. [Delegated]

This application relates to a ground floor flat situated within Ashley Court, a modern block of flats located on the south side of Froggnal Lane.

The proposal is acceptable in design terms. The like-for-like replacement of the existing steel windows to the front elevation at ground floor level is uncontentious. The window replacing the timber door, would match the existing windows in terms of dimensions, type and detailing. The fenestration in question to the rear elevation at ground floor level is only visible in private views, and the proposed alterations, including the relatively minor increases to the existing openings, would maintain their hierarchy and not have any negative impact on the overall appearance of the host property. The frame materials of the proposed replacement fenestration would be steel, which matches the existing. The replacement communal doors are formed of timber, which is an appropriate material and their design would match the existing appearance.

The views from the two new and widened windows to the rear elevation would be similar to those as existing at the flats above, and therefore there would not be any unacceptable loss of privacy as a result. Due to the nature of the proposals, there would be no impact in terms of sense of enclosure or loss of light to the neighbouring amenity.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in accordance with policies A1 and D1 of the Camden Local Plan, as well as policies SD4 and SD6 of the Redington Froggnal Neighbourhood Plan 2021. The proposed development also accords with the policies of the London Plan 2021 and 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

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