

Application ref: 2022/1524/P
Contact: Fast Track TY
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Date: 20 October 2022

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Regeneration and Planning
London Borough of Camden
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E2 Architecture + Interiors
Unit 57 Containerville
1 Emma Street
London
E2 9FP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Maisonette Lower Ground and Ground Floor
29 Buckland Crescent
London
NW3 5DJ

Proposal:

Alterations at lower and upper ground floor level, including erection of side lobby enclosure with glazed panel and timber framed entrance door, replacement of slimline timber framed double glazed sash windows at front and rear, installation of brise soleil and replacement of door with aluminium casement window at rear; and new and replacement timber framed casement windows on side elevation.

Drawing Nos: (1214.1-E2-)0001 P03, 0010 P03, 0011 P03, 0012 P03, 0013 P03, 0020 P03, 0021 P03, 0022 P03, 0023 P06, 0030 P03, 0031 P03, 0032 P03, 0033 P03, 0050 P03; 0100 P05, 0111 P05, 0112 P05, 0113 P05, 0120 P05, 0121 P05, 0122 P05, 0123 P06, 0130 P05, 0131 P05, 0132 P05, 0133 P05, 0150 P05, 0160 P05, 0161 P05, 0162 P06, 0163 P06, 0164 P06; Design Access & Heritage Statement from E2 Architecture & Interiors dated 01/08/2022; Manufacturer's window product details from E2 Architecture & Interiors received 30/09/2022.

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: (1214.1-E2-)0001 P03, 0010 P03, 0011 P03, 0012 P03, 0013 P03, 0020 P03, 0021 P03, 0022 P03, 0023 P06, 0030 P03, 0031 P03, 0032 P03, 0033 P03, 0050 P03; 0100 P05, 0111 P05, 0112 P05, 0113 P05, 0120 P05, 0121 P05, 0122 P05, 0123 P06, 0130 P05, 0131 P05, 0132 P05, 0133 P05, 0150 P05, 0160 P05, 0161 P05, 0162 P06, 0163 P06, 0164 P06; Design Access & Heritage Statement from E2 Architecture & Interiors dated 01/08/2022; Manufacturer's window product details from E2 Architecture & Interiors received 30/09/2022.

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

Informative(s):

- 1 Reasons for granting planning permission:

It is firstly noted that similar works have been granted planning permission for the neighbouring property at no. 27 (2021/6021/P) on 24/04/2022 in regard to proposals to erect a side lobby enclosure, install a brise soleil and add porcelain tile cladding to an existing rear extension. As such, the principle for these similar proposed works has already been established.

In response to a number of initial concerns by the Council, the proposal has been amended and additional details provided, including the use of more suitable timber material for cladding and door frame to the side lobby enclosure which would sit at lower ground floor level below and behind an existing wall and entrance gate, and as such, would not be visible from the street.

Detailed information was also provided at the Council's request, and following concern raised by a local amenity group, in regard to the proposed replacement of single glazed timber framed sash windows at the front and rear. While it is recognised that there would be some degree of increased thickness to the frames/glazing bars in order to accommodate the double glazing panes, in this instance, the use of suitably designed slimline units is considered to be an appropriate and sympathetic change which preserves the character and appearance of the host building and wider Belsize Conservation Area.

In sustainability terms, double glazed units are also noted as having the potential to reduce energy costs, provide more thermal efficiency and insulation, offset the need for powered heating and so reduce carbon emissions, and typically allow for passive flow of ventilation (through trickle vents).

The replacement of a rear door with an aluminium framed casement window, and installation of new and relocated timber framed casement windows on the side elevation, would all appear as modest and sympathetic alterations to the property.

Overall, therefore, in terms of the design, materials, colour and scale, the revised proposals would preserve the character and appearance of the host building and wider Belsize Conservation Area.

There are no amenity concerns as a result of the proposals. A relocated ground floor side casement window would be obscure glazed and non-opening in order to safeguard residential amenity to the neighbouring property at no. 27.

The site's planning and appeals history has been taken into account when coming to this decision. A response received from the Belsize Conservation Area Advisory Committee following statutory consultation has been noted in the associated consultation summary sheet.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Belsize Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies A1, D1, D2 and CC1 of the Camden Local Plan 2017, 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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

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

Daniel Pope
Chief Planning Officer