

Application ref: 2022/2431/P  
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Date: 27 October 2022

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

Phone: 020 7974 4444

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RD&D Associates  
22 Norrice Lea  
London  
N2 0RE  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 71**  
**Westfield**  
**15 Kidderpore Avenue**  
**Camden**  
**London**  
**NW3 7SG**

Proposal:

Replacement of existing side elevation window with two new windows at third and fourth floor levels

Drawing Nos: Site Location Plan; Design and Access Statement; 0815.4; 0815.5;

Existing\_Terrace\_Elevation\_24\_3\_2022; Existing Photographs;

Proposed\_Terrace\_Elevation\_01\_06\_2022; 006\_0001

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:  
Existing drawings: Site Location Plan; 0815.4; 0815.5;  
Existing\_Terrace\_Elevation\_22\_3\_2022; Existing photographs  
Proposed drawings: Proposed\_Terrace\_Elevation\_01\_06\_2022; 006\_0001  
Supporting documents: Design and Access Statement.

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

Informative(s):

- 1 Reasons for granting permission:

This application relates to a flat located on the third and fourth floor of Westfield, a block of flats constructed in 2000. The flat and its host building are located on the south side of Kidderpore Avenue and the Redington Froggnal Conservation Area.

The proposal is acceptable from a design perspective. The replacement windows are similar in design, finish, colour, and materials to the existing windows. The continued use of timber painted white frames matches the host building and is appropriate in the context of the Redington Froggnal Conservation Area. The double glazing would not cause harm to the appearance of the building/Conservation Area.

The proposal is considered to preserve the character and appearance of the conservation area. 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 2013.

The windows face onto a private roof terrace with parapet walls to the front and rear, meaning that they would not be visually prominent from the public realm. The proposal would not result in any closer overlooking of any neighbouring rooms or balconies/terraces. Due to the nature of the proposal, there would be no impact in terms of sense of enclosure or loss of light.

One objection was received following statutory consultation, however this was withdrawn as it related to technical issues regarding the availability of online plans that were then resolved. The Redington Froggnal CAAC made no comment. 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, D1, and D2 of the Camden Local Plan 2017 and policies SD2 and SD4 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 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](http://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', is positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer