

Application ref: 2022/3438/P
Contact: Fast Track GG
Tel: 020 7974
Email:
Date: 23 November 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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Monahan Blythen Hopkins Architects
166 Clerkenwell Road
London
EC1R 5DE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**27A Redington Road
London
NW3 7QY**

Proposal:

Replacement of existing timber double glazed windows and doors to the rear and side elevations with double glazed powder coated aluminium windows and doors.

Drawing Nos: 27ARR/P/00; 27ARR/P/01A Rev. A; 27ARR/P/02A Rev. A; 27ARR/P/03; 27ARR/P/04; 27ARR/P/05; 27ARR/P/06; 27ARR/P/07; 27ARR/P/08; 01; 02; 03; 04; Manufacturer Window Details (6 pages); Design and Access Statement Rev. A dated August 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 27ARR/P/00; 27ARR/P/01A Rev. A; 27ARR/P/02A Rev. A; 27ARR/P/03; 27ARR/P/04; 27ARR/P/05; 27ARR/P/06; 27ARR/P/07; 27ARR/P/08; 01; 02; 03; 04; Manufacturer Window Details (6 pages); Design and Access Statement Rev. A dated August 2022;

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reason for granting:

The existing timber double glazed windows and doors would be replaced with aluminium windows and doors to the rear and side elevations. Whilst the property is located in the Redington/Frogna Conservation Area, the proposed aluminium windows and doors are located at the rear and on the side of a modern building and would not be prominent in public views. It is noted that the building already includes aluminium framed window at first floor level. While the loss of fenestration detail is generally regrettable, in this case, the rear top floor is set back from the elevation, so its visibility would be limited.

Given the design of the building, a degree of simplification of detail is acceptable. This approach would not be acceptable with a more traditional building. Furthermore, it is also considered that the proposed use of aluminium is preferable to uPVC on both design and sustainability grounds.

Overall therefore, the proposals are considered to be acceptable and would not cause demonstrable harm to the appearance of the building and Redington/Frogna Conservation Area in which it is located.

There are no amenity concerns to neighbouring properties given the proposal would mainly replace existing building features and fenestration.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation. A comment was made from the Redington Frogna Neighbourhood Forum, and this has been addressed in a Consultation Summary.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Redington/Frogna 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 proposal is in general accordance with policies A1, CC1, D1 and D2 of the Camden Local Plan 2017 and policies SD2 and SD4 of the Redington Froggnal Neighbourhood Plan adopted version dated September 2021. The proposed development also accords with the London Plan 2021; and the provisions of 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-householder-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