

Application ref: 2022/3069/P  
Contact: Amy Ly  
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Date: 10 January 2023

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

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[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

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Mulhern Iremonger Design Studios  
Creative Works  
7 Blackhorse Lane  
London  
E17 6DS

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**47 Fitzroy Road**  
**London**  
**NW1 8TP**

**Proposal:**

Replacement of 11 timber sash windows to front and rear elevations with timber double-glazed sash windows.

Drawing Nos: 2133.1/A001; 47, FITZROY ROAD, LONDON, NW1 8TP (dated 14/05/2021); 2133.1/A002; Design, Access and Heritage Statement; 143mm Profile Box Sash Sections - Corded & Weighted 46mm Profile Sashes; 2133.3/A003; 2133.3/A002

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-

2133.1/A001; 47, FITZROY ROAD, LONDON, NW1 8TP (dated 14/05/2021);  
2133.1/A002; Design, Access and Heritage Statement; 143mm Profile Box  
Sash Sections - Corded & Weighted 46mm Profile Sashes; 2133.3/A003;  
2133.3/A002

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 permission.

The original timber windows (seven timber sash windows on the front elevation, and four sash windows on the rear elevation) would all be replaced with like-for-like timber windows to the front, side and rear elevations. The only design difference is that the proposed windows would be double glazed whilst the existing windows are single glazed. The median glazing bars are shown as structural which is welcomed. The change from single to double glazing would be barely perceptible as the windows will appear almost identical in terms of materials, dimensions and glazing design.

Overall the proposals are considered to be sympathetic to the host property in terms of their design, location, proportions and materials, and would preserve the character and appearance of the building and Primrose Hill Conservation Area.

There are no amenity concerns to neighbouring properties given the proposal would just replace existing building 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. The Primrose Hill CAAC withdrew their objection on the basis of the additional window details provided.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Primrose Hill 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.

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



Daniel Pope  
Chief Planning Officer