

Application ref: 2022/4661/P  
Contact: Fast Track TY  
Tel: 020 7974 2687  
Email: [Tony.Young@camden.gov.uk](mailto:Tony.Young@camden.gov.uk)  
Date: 26 January 2023

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

Phone: 020 7974 4444

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

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Crafted Architecture and Planning Ltd  
384 St Anns Road  
London  
N15 3ST

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**19 Southampton Road  
London  
NW5 4JU**

Proposal:

Replacement of single-glazed timber and upvc framed windows at ground and 1st floor levels on front and side elevations with double-glazed windows; installation of new and replacement side access gates in boundary wall on Kingsford Street; provision of cycle store and erection of metal framed arch for planting (following removal of storage enclosure).

Drawing Nos: (352\_)001 rev A, 002 rev A, 010 rev A, 011 rev C, 012 rev A, 110 rev D, 111 rev E, 112 rev A, 100 rev A, 200 rev A; Manufacturer's Specification - windows (Britelite R9) & gates.

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: (352\_)001 rev A, 002 rev A, 010 rev A, 011 rev C, 012 rev A, 110 rev D, 111 rev E, 112 rev A, 100 rev A, 200 rev A; Manufacturer's Specification - windows (Britelite R9) & gates.

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.

Informative(s):

- 1 Reasons for granting planning permission:

While it is recognised that there would be some degree of increased thickness to any glazing bars and frames in order to accommodate double-glazed panes of glass, in this instance, the use of suitably designed window units are considered to be appropriate changes and unlikely to alter or detract from the existing character and appearance of the host building and wider streetscene.

It is noted that all replacement windows on the front elevation in Southampton Road would be timber framed with integral glazing bars which is considered to be appropriate for this widely visible, principal elevation where timber framed windows still remain in situ at the host property and in the wider streetscene, particularly at ground and 1st floor levels.

While Camden Planning Guidance generally discourages the use of upvc material on aesthetic and sustainability grounds, it is acknowledged that the existing windows to be replaced on the side elevation are already upvc framed and occupy a secondary position on the host building in Kingsford Street. As such, all replacement windows on this elevation would not involve any noticeable change in character and appearance.

New access arrangements at the property involve the proposed installation of new and replacement black aluminium gates which would occupy similar positions to an existing access gate in the side boundary wall on Kingsford Street. The alteration would allow separate access to the ground floor and upper floor flats with the provision of a cycle store and erection of a metal framed arch for planting, following the removal of an existing garden storage enclosure.

Overall, therefore, the proposals are considered to be minor in nature and acceptable in terms of their design, size, materials and location, and would preserve the existing character and appearance of the host building and wider

streetscene.

There are no amenity concerns as a result of these proposals given that the replacement windows would occupy the same positions as existing and the new side access arrangements would unlikely involve any increase in noise and footfall levels beyond those currently experienced in this locality.

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.

As such, the proposal is in general accordance with policies A1 and D1 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](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.](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