

Application ref: 2022/4286/P
Contact: Fast Track GG
Tel: 020 7974
Email:
Date: 8 February 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

www.camden.gov.uk/planning

Chris Jewiss Architectural Illustration
13 Warner road
Bromley
BR13RR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2

38 Compayne Gardens

London

NW6 3RY

Proposal:

Replacement of existing single glazed sash bay windows with new double glazed timber sash bay windows to the first floor front elevation and replacement of two existing single glazed sash windows with new double glazed timber sash windows to the first floor rear elevation.

Drawing Nos: Site Plan/Location Plan; Existing House First Floor Plan (Items 1, 2 & 3); Proposed House First Floor Plan (Items 1, 2 & 3); Existing House Elevation (Item 1); Proposed House Elevation (Item 1); Existing House Elevation (Items 2 & 3); Proposed House Elevation (Items 2 & 3); Existing Sash Details (Items 1, 2 & 3); Proposed Sash Details (Item 1); Proposed Sash Details (Items 2 & 3); Joinery Detail Sheet (x 3 pages); Existing photos (Item 1); Existing photos (Items 2 & 3); Design & Access Statement received on 6th December 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: Site Plan/Location Plan; Existing House First Floor Plan (Items 1, 2 & 3); Proposed House First Floor Plan (Items 1, 2 & 3); Existing House Elevation (Item 1); Proposed House Elevation (Item 1); Existing House Elevation (Items 2 & 3); Proposed House Elevation (Items 2 & 3); Existing Sash Details (Items 1, 2 & 3); Proposed Sash Details (Item 1); Proposed Sash Details (Items 2 & 3); Joinery Detail Sheet (x 3 pages); Existing photos (Item 1); Existing photos (Items 2 & 3); Design & Access Statement received on 6th December 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 permission.

The original timber sash windows (bay windows) would be replaced with like for like windows to the front elevation. The structural glazing bars would be retained. The change from single to double glazed would be barely visible from the existing window design. The windows are therefore acceptable in terms of material, location and design.

With regard to the rear elevation, it is noted that in Camden the replacement of timber windows with applied glazing bars is usually not acceptable due to their inappropriate appearance and alterations in terms of their position. However, in this case, the windows are located at the rear of the property at an upper-level location to a secondary elevation and would therefore not be prominent in public views. Officers would not have taken this view on a primary elevation. The bottom pane of one of the existing sash windows at the rear would also be replaced with 3 panes to match the original sash design.

Overall therefore, the proposals are considered to be acceptable as they would not cause demonstrable harm to the appearance of the building or South Hampstead Conservation Area in which it is located. The windows would also improve the thermal performance of the building which is a material planning consideration.

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.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the South Hampstead 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, 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.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer