

Application ref: 2022/4840/P
Contact: Fast Track GG
Tel: 020 7974
Email:
Date: 12 March 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

DAVID EDWARD Architects
25 Talman Grove
Stanmore
HA7 4UQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
11A Heath Drive
London
NW3 7SN

Proposal:
Replacement of existing windows and doors with double glazed windows and doors to the front and rear elevations.

Drawing Nos: PL-01 Revision A; PL-02 Revision A; PL-03 Revision A; PL-04 Revision A; PL-05 Revision A; PL-06 Revision A; PL-07 Revision A; PL-08 Revision A; PL-09 Revision A; PL-10 Revision A; PL-11 Revision A; PL-12 Revision A; PL-13 Revision A; PL-14 Revision A; PL-15 Revision A; PL-16 Revision A; PL-17 Revision A; PL-18 Revision A; PL-19 Revision A; PL-20 Revision A; PL-21 Revision A; PL-22 Revision A; PL-23 Revision A; PL-24 Revision A; PL-25 Revision B; PL-26 Revision B; Cover Letter dated 5th November 2022; Design and Access Statement dated 5th November 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: PL-01 Revision A; PL-02 Revision A; PL-03 Revision A; PL-04 Revision A; PL-05 Revision A; PL-06 Revision A; PL-07 Revision A; PL-08 Revision A; PL-09 Revision A; PL-10 Revision A; PL-11 Revision A; PL-12 Revision A; PL-13 Revision A; PL-14 Revision A; PL-15 Revision A; PL-16 Revision A; PL-17 Revision A; PL-18 Revision A; PL-19 Revision A; PL-20 Revision A; PL-21 Revision A; PL-22 Revision A; PL-23 Revision A; PL-24 Revision A; PL-25 Revision B; PL-26 Revision B; Cover Letter dated 5th November 2022; Design and Access Statement dated 5th November 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 property is a positive contributor in the Redington/Frognaal Conservation Area, as noted in the Conservation Area Appraisal adopted in December 2022.

The four existing metal windows and one double glazed uPVC window would all be replaced with metal windows to the front elevation on the ground, first and second floors. The proposed metal window on the second floor would match the metal windows of the floors below. It is also proposed to replace four lightwell windows with double glazed metal windows. The only design difference is that the proposed windows would be double glazed whilst the existing windows are single glazed (except from the uPVC window to the front elevation on the second floor which is already double glazed). This change would be barely perceivable from the existing window design. On the rear elevation, the two existing metal windows on the first floor would also be replaced with like for like windows and the two metal doors on the ground floor would be replaced with metal French doors. In terms of detailed design, the doors would match the design of the windows on the upper floors. The windows and doors are acceptable in terms of material, location and design.

A revision was submitted regarding the glazing bars which are now proposed to be integral.

It is considered that the proposed use of metal is preferable to uPVC on both design and sustainability grounds. The doors and windows would also improve the thermal performance of the building which is a material planning

consideration.

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

There are no amenity concerns to neighbouring properties given the proposal would 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. The Redington Frognal Neighbourhood Forum had no comment to make.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Redington and Frognal 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 proposed development 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 Frognal 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-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer