

Application ref: 2022/3211/L
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Date: 3 August 2023

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Hayhurst and Co
Hayhurst and Co
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E1 6QE
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted and Warning of Enforcement Action

Address:
Regency Lodge
Flat 28
Adelaide Road
London
Camden
NW3 5EE

Proposal:
Replacement of existing uPVC windows with new aluminium framed windows throughout
Drawing Nos: 301 (F28) A200-, 301(F28) A100, 301 (F28) A001, Design and Access
Statement

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of one year from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 301 (F28) A200-, 301(F28) A100, 301 (F28) A001,

Design and Access Statement

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 The application site is one of the flats within the Regency Lodge, a Grade II listed residential block of flats.

Currently, Flat 28 has double glazed windows with UPVC frames. These unsympathetic windows replaced the original Crittall windows in 2009 without any listed building consent and are therefore unauthorised. Although an application was approved in 2012 (ref: 2011/5547/L) to replace many of the windows within the building, it did not include Flat 28. The existing unauthorised window frames are considered harmful to the building's special architectural and historic interest and setting.

The UPVC windows are not in keeping with the original architectural character of the building. The proposal would replace all the existing windows with powder-coated aluminium windows similar to that of the historic Crittall windows, which is considered acceptable.

The replacement windows would be double glazed, with non-structural glazing bars. Although this is not an authentic detail, it would still give the impression of a true glazing bar on these metal windows. A comparison of the proposed drawings with the existing drawings from the 2011 application shows that the proposed framing and glazing bar thicknesses would be almost identical to the original windows. The proposals are also identical to those approved for flat 51, and as such, it would improve the uniformity of the façade of the building and preserve its historic interest. The details provided demonstrate that this could be achieved appropriately, and the proposals are therefore considered to be acceptable.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections were received prior to making this decision.

The planning history of the site has been taken into account when coming to

this decision.

As such, the proposed development is in general accordance with policy, D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 2021 .

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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.

5 WARNING OF ENFORCEMENT ACTION TO BE TAKEN

The existing unauthorised windows at the application site are considered to be harmful to the architectural character and appearance of the listed building and its setting. As such, enforcement action may be taken to address this matter if the existing unauthorised windows are not removed and replaced with the windows as specified in Condition 1 of this Listed Building Consent, within 12 months of the date of the decision.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer