

Application ref: 2023/2347/P
Contact: Duty Determination Team
Tel: 020 7974 XXXX
Email:
Date: 21 August 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

Planning By Design
167-169 Great Portland Street
London
W1W 5PF
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
52 Camden Street
London
Camden
NW1 0DX

Proposal:

Replacement of existing timber windows to front elevation with UPVC windows and replacement of rear windows as like for like to ground floor flat.

Drawing Nos: Site Location Plan; Plans V2; Elevations V2;

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 Plans V2; Elevations V2;

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 permission:

The property stands in the middle of a long Victorian Terrace which is to the east of Camden Street. The property is not located within a Conservation area nor is it a listed building. The proposal seeks to replace the existing front timber windows with UPVC windows and the rear windows to match the existing windows. The front bay will therefore be a UPVC window. Whilst Camden seek to discourage the use of UPVC windows for both aesthetical and environmental reasons, in this case, the wider terrace is a complete mix of UPVC, timber and metal windows. There is no planning history for the majority of the replacement window works along the street, however, these historic changes have altered the character and appearance of the street scene. The new UPVC frames would be slightly thicker than the existing timber windows, however, given the existing mix within the terrace row, this change would not be harmful to the host building nor the terrace. Therefore, in this instance, the materiality of the proposed windows would be consistent with the wider terrace. The replacement windows would be fitted into the existing openings and are to be match existing in style, design and proportions. Therefore, it is considered that the proposed windows would not significantly harm the character and appearance of the host property nor wider streetscene. The rear windows are to be replaced in timber and match the existing windows which is acceptable in design terms.

This change is put forward to enhance the thermal performance of the dwelling, as the current windows have deteriorated and are performing very poorly.

The proposed replacement windows by their nature would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

One comment has been received prior to making this decision. They state that the proposed change to UPVC would detract from the appearance of the property. They state that from a heritage and environmental perspective, the best solution would be to renew the existing wooden window frames, and supplement that with secondary glazing. This would maintain the existing visual appearance, and would also improve the thermal and acoustic performance of the windows. Whilst this is accepted and fully supported within planning policy, due to existing terrace not having a consistent run of materials for the front bay

windows, these historic works have already altered the character and appearance of the street. Therefore, in this instance, the works are considered acceptable.

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 policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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.
- 3 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 positioned above the printed name.

Daniel Pope
Chief Planning Officer