

Application ref: 2023/3278/L  
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Date: 9 November 2023

**Development Management**  
Regeneration and Planning  
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Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Regency Lodge**  
**Flat 36**  
**Adelaide Road**  
**London**  
**Camden**  
**NW3 5ED**

Proposal:

Replacement of steel framed window with aluminium framed window.

Drawing Nos: 2319\_DJL\_00\_P\_001, 2319\_DJL\_00\_S\_001, 2319\_DJL\_00\_S\_002 Rev 01, Design Access and Heritage Statement 10/07/2023, Glazing Bar Options.

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 2319\_DJL\_00\_P\_001, 2319\_DJL\_00\_S\_001, 2319\_DJL\_00\_S\_002 Rev 01, Design Access and Heritage Statement 10/07/2023, Glazing Bar Options.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 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.

The proposal would replace all of the existing steel windows with powder-coated aluminium windows similar to that of the historic Crittal 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. The proposed drawings have been amended to ensure that the windows are also the same as those approved for a number of other flats within the building (e.g. 22, 28, 31, 51, 52, 58, 81, 84, 93, 97), 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 the Camden Local Plan 2017. The proposed development would also accord with the National Planning Policy Framework 2023 and the London Plan 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](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.

- 4 You are advised that any works or 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.

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



Daniel Pope  
Chief Planning Officer