

Application ref: 2023/2868/P  
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Date: 9 November 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

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23 Hilldrop Road  
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Br1 4db  
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Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission 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 permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be completed not later than the end of one year 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 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 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 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

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 framed 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 they are 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.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest. The details provided demonstrate that this could be achieved appropriately, and the proposals are therefore considered to be acceptable.

Due to the nature of the proposals, no impact on neighbouring amenity would be caused in terms of loss of light, outlook or overlooking.

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 policies A1, D1 and D2 of the Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2023 and the London Plan 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](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.

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



Daniel Pope  
Chief Planning Officer