

Application ref: 2023/1647/P  
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Date: 15 November 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](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Pellings LLP  
Northside House  
Mount Pleasant  
Barnet  
EN4 9EB  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A**  
**132 Drummond Street**  
**London**  
**NW1 2PA**

Proposal:

Replacement single glazed windows with double glazed units, and replacement front entrance door.

Drawing Nos: 2520922 039; 252/922/041; 252/922/042; 252/922/041; 252/922/043; 252/922/042; 252/922/044; Design and Assess Statement by Pellings LLP dated 7th February 2023.

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: 2520922 039; 252/922/041; 252/922/042;

252/922/041; 252/922/043; 252/922/042; 252/922/044; Design and Assess Statement by Pellings LLP dated 7th February 2023.

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 application is for the replacement of all single glazed timber framed windows with double glazed timber sash windows on the front and rear elevations and planning permission is also sought for the replacement of the existing front door. The proposed windows would be like-for-like in terms of materials, glazing design and proportions, although the central vertical glazing bar compared with the original Victorian style sashes would need to be thicker to support the double glazing. The slight change in appearance and added thickness of window panes is not considered to be harmful or particularly noticeable in the context of the host building and street scene in this instance. Furthermore the improved thermal performance brought about by the proposed double glazed units would afford wider benefits environmentally as well as affording better comfort levels and reduced heating costs for the residential accommodation concerned.

The front door would be replaced and the replacement door would consist of single glazed fanlight with new insulated door frame and whilst the proposed fanlight would be double glazed the design would match the existing door profile which is considered acceptable in design terms which would integrate well with the existing fenestration and streetscene.

Given the nature of the works the proposal will not cause any adverse impacts on the amenity of adjoining residential occupiers.

No responses have been received during the consultation and the relevant planning history of the site was taken into account when coming to this decision.

As such the proposed development is in general accordance with policies A1, D1 and CC2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and 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](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