

Application ref: 2023/3089/L
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Date: 23 November 2023

Development Management
Regeneration and Planning
London Borough of Camden
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TFF Architect Ltd
Quadrant House
250 Kennington Lane
London
SE11 5RD

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
25 Oakhill Avenue
London
NW3 7RD

Proposal:

Replacement of single-glazed windows with slimline double-glazed timber framed units at rear and side elevations to match existing window joinery, and installation of histoglass secondary glazing on remaining side and rear windows.

Drawing Nos: (Prefix 253/) 001 P2, 002 P2, 130 P2, 131 P2, 132 P2, 140 P2, 141 P2, 142 P2, 143 P2, 144 P2, 145 P2, 150 P2, 151 P2, 152 P2, 153 P2, 154 P2, 155 P2, Design and Access Statement (15 Nov 2023)

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years 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:

(Prefix 253/) 001 P2, 002 P2, 130 P2, 131 P2, 132 P2, 140 P2, 141 P2, 142 P2, 143 P2, 144 P2, 145 P2, 150 P2, 151 P2, 152 P2, 153 P2, 154 P2, 155 P2, Design and Access Statement (15 Nov 2023)

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.

Informatives:

- 1 Reasons for grading listed building consent.

Permission is sought for replacement of three existing non-original windows on the side and rear elevations with slimline double-glazed timber framed units, and installation of thermally insulated single-glazing (Histoglass Mono Laminate) on the remaining side and rear windows. The windows on the front elevation will remain as existing.

The use of matching double-glazed timber framed units is considered sustainable on environmental terms and respectful of the historic character and architectural integrity of the Grade II listed host building. Similarly, the use of secondary glazing (Histoglass Mono Laminate) is considered appropriate for historic windows on listed buildings and will not result in any harm to the character or setting of the listed building or the wider Conservation Area.

The proposed window replacements and secondary glazing are appropriate in heritage and conservation terms and would preserve the character and appearance of the host property and the Redington Frognal Conservation Area. The Redington Frognal CAAC have been consulted and has no comments on the proposal.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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.

As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with

the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 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.

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 2023.

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