

Application ref: 2023/3331/P  
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Date: 29 November 2023

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

Phone: 020 7974 4444

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Ingleton Wood LLP  
8 Whiting Road  
10-12 Alie Street  
Norwich Business Park  
Norwich  
NR4 6DN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Lowlands**  
**2-8 Eton Avenue**  
**London**  
**NW3 3EJ**

Proposal:

Replacement of steel crittall windows and doors with aluminium framed windows and doors and replacement balustrades to various elevations at all levels

Drawing Nos: Site Location Plan 812090 IWD XX XX DR B 2004 PO1, 812146 IWD XX XX DR B 2000 PO1, 812146 IWD XX XX DR A 2006, 812090 IWD XX XX DR B 2005 P01, 812146 IWD XX XX DR B 2001 P02, Window Specification Information Sheet (Smart architectural aluminium - alittherm heritage)

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:

Site Location Plan 812090 IWD XX XX DR B 2004 PO1, 812146 IWD XX XX DR B 2000 PO1, 812146 IWD XX XX DR A 2006, 812090 IWD XX XX DR B 2005 P01, 812146 IWD XX XX DR B 2001 P02, Window Specification Information Sheet (Smart architectural aluminium - alittherm heritage)

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.

- 4 The windows and doors hereby approved shall be natural aluminium and shall be installed in accordance with the manufacturer's details as stated in approved planning document 'Window Specification Sheet'.

Reason: To preserve the character and appearance of the host property and conservation area in accordance with policies D1 and D2 of the Camden Local Plan 2017.

- 5 The windows and doors hereby approved shall be painted white to match the colour of the existing windows and doors and the glazed balustrades hereby approved shall be non-reflective glass

Reason: To preserve the character and appearance of the host property and conservation area in accordance with policies D1 and D2 of the Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The proposal involves the replacement of the existing steel windows and doors with new aluminium framed windows and doors and new glazed balustrades on all elevations of the building.

The host building is a five-storey apartment block constructed in the 1960s which is considered to be a negative feature within the Belsize Conservation Area. The proposal involves the replacement of the existing steel windows and doors with new aluminium framed windows and doors and new glazed balustrades on all elevations of the building. The new windows and doors would also have metal frames and are considered to be appropriate for the context of the host building. The proposed fenestration pattern would match the existing. The supporting planning document containing the manufacturer's specification indicates that they would be an acceptable quality. A condition is attached requiring the windows and doors to be installed in accordance with

the manufacturer's specifications.

The existing glazed balustrades are metal framed and the proposed glazed balustrades would be frameless, and this alteration is considered to be a minor one that would not detract from the overall appearance of the property. As such, the proposed glazed balustrades are considered acceptable.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. One comment was received from the Belsize Conservation Area Advisory Committee, stating that no colour is mentioned for the door, window and balustrade framework, and that natural aluminium would be appropriate. The window and door divisions should be no thicker than the existing, and the glass balustrade should be non-reflective. A condition is attached requiring that the window and door frames would have a white finish, which would match the existing and is considered acceptable. The new windows and doors would be like-for-like and the divisions would be no thicker than the existing. The glazed balustrades would be non-reflective and this is secured by condition.

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 2023

- 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