

Application ref: 2023/4305/P  
Contact: Fast Track TY  
Tel: 020 7974 2687  
Email: [Tony.Young@camden.gov.uk](mailto:Tony.Young@camden.gov.uk)  
Date: 15 January 2024

**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)

David Langan Architect  
23 Liverpool Road  
St Albans  
AL1 3UN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 3**  
**2 Holford Road**  
**London**  
**NW3 1AD**

Proposal:

Replacement of single-glazed timber framed windows at 1st floor level on front, rear and side elevations with double-glazed timber framed windows.

Drawing Nos: (316-E(PA)-)01, 02, 03, 04, 05, 06, W01 to W07 (inclusive); (316-P(PA)-)03, 04, 05, 06, W01 to W07 (inclusive); SBJ W06 rev 2.

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: (316-E(PA)-)01, 02, 03, 04, 05, 06; W01 to W07 (inclusive); (316-P(PA)-)03, 04, 05, 06; W01 to W07 (inclusive); SBJ W06 rev 2.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017, and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 Reasons for granting planning permission:

The proposed double-glazed timber framed windows at 1st floor level on front, rear and side elevations would closely match existing single-glazed windows which would be replaced in terms of their materials, colour, design and proportions.

The proposal would involve alterations to the opening methods of some windows and fanlights; however, these changes would be in keeping with the character and appearance of the host building and would match the methods of opening for similar windows at the adjacent property (no. 3 Holford Road). The detailing of fanlights would also be altered above a replacement window on the side elevation (window type W04 on the submitted drawings); however, this detailing is an isolated example which is not characteristic of the elevation, host building nor properties of similar appearance situated within the immediate locality. Additionally, the window is not widely visible given its acutely angled position on a flank wall of the host building.

While there would be some degree of increased thickness to frames in order to accommodate double-glazed panes for the replacement windows, in this instance, the proposed use of suitably designed units are considered to be an appropriate and sympathetic change.

In sustainability terms, double-glazed units are also noted as having the potential to reduce energy costs, provide more thermal efficiency and insulation, offset the need for powered heating and so help reduce carbon emissions, and allow for passive flow of ventilation in some cases.

Overall, therefore, the proposal would preserve the character and appearance of the host building and wider Hampstead Conservation and Neighbourhood Areas, and is acceptable.

There are no amenity concerns as the proposal involves the replacement of existing windows only.

The site's planning and appeals history has been taken into account when coming to this decision. The Hampstead Conservation Area Advisory Committee responded and raised no objection to the proposals. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Hampstead Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies A1, D1, D2 and CC1 of the Camden Local Plan 2017, policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018, 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above a light grey rectangular box.

Daniel Pope  
Chief Planning Officer