

Application ref: 2023/3437/P
Contact: Fast Track TY
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Date: 26 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

www.camden.gov.uk/planning

JSM
52 Beechway
Bexley
Kent
DA5 3DG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

45 Broomsleigh Street
London
NW6 1QQ

Proposal:

Replacement of single-glazed timber framed windows and door on front, rear and flank elevations with double-glazed timber framed units.

Drawing Nos: P01, P02 rev A (received 10/12/2023), P03, P04 rev A, P05 rev A;
Design & access statement from JSM received 10/12/2023.

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: P01, P02 rev A (received 10/12/2023), P03, P04 rev

A, P05 rev A; Design & access statement from JSM received 10/12/2023.

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 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

Informative(s):

- 1 Reasons for granting planning permission:

The proposal seeks to replace single-glazed timber framed windows located on front, rear and flank elevations and a rear flank door with like-for-like double-glazed units that would match the existing windows and door as closely as possible in terms of their material, colour, design, detailing, opening methods and proportions.

The street and wider rear are characterised by predominantly timber windows which are generally quite well-preserved. Although there are some examples of existing windows which have changed from timber to uPVC on the street, these appear generally out-of-keeping with the character of the street and there is little record of these having been done with the benefit of planning permission. Any exceptions are generally historic and isolated, pre-date current policy and guidance, and/or have different site contexts.

Concern was therefore initially raised by the Council to the proposed use of uPVC material for window and door frames in so far as it would have a harmful aesthetic impact on the character and appearance of the building and streetscene, and for sustainability reasons. Concern was also raised in regard to the proposed increased thickness of frames (beyond that reasonably required to accommodate double-glazing), altered opening methods and loss of detailing, such as, window horns, which would harmfully alter the existing character and appearance of fenestration on the building and appear noticeably different.

In response, the applicant provided revised drawings which included the use of timber material for frames (the use of uPVC material being omitted entirely) and more appropriate window detailing to address Council concerns.

In regard to the proposed frames, it is recognised that there would be some degree of increased thickness in order to reasonably accommodate double-glazed panes. As such, the use of suitably designed window and door units in this instance are considered to be appropriate and sensitive changes unlikely to alter or detract from the character and appearance of the host building or the wider Fortune Green and West Hampstead Neighbourhood Area, and as such, would be acceptable.

In sustainability terms, double-glazed units are 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 some passive flow of ventilation.

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

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

As such, the proposal is in general accordance with policies A1, D1 and CC1 of the Camden Local Plan 2017, policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015, 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) 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer