

Application ref: 2023/4005/P
Contact: Lauren Ford
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Date: 30 January 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

ADARA
20 Bittacy Road
London
NW7 1BP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

48 Kingswood Court
Flats 1, 4, 34 & 35
West End Lane
London
NW6 4SX

Proposal: Replacement of existing single glazed timber, steel, aluminium and uPVC windows with aluminium polyamide double glazed windows to 4 flats (Flats 1, 4, 34 & 35)
Drawing Nos: KC-201, KC-202, KC-203, KC-204, KC-205, KC-206, KC-207, KC-208, KC-209, Covering Letter, Location Plan, Smart Alitherm Heritage Brochure.

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 KC-201, KC-202, KC-203, KC-204, KC-205, KC-206, KC-207, KC-208, KC-209, Covering Letter, Location Plan, Smart Alitherm

Heritage Brochure.

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.

- 4 The windows and doors hereby approved shall be installed in accordance with the manufacturers details as stated in approved planning document 'Covering Letter'

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 application site comprises four separate units (units, 1, 4, 34 and 35) located across various elevations and floors of Kingswood Court, a five storied block of flats. The site is located within the South Hampstead Conservation Area, and no listed buildings are affected.

The applicant is seeking permission to replace a number of existing single glazed timber, steel, aluminium and uPVC windows with new aluminium polyamide double glazed windows within the four subject units. The proposed materials are considered acceptable in the conservation area. The glazing pattern will match the existing ones and the overall design and proportions would be sympathetic to the existing fenestration of the host building. The proposal would provide thermally upgraded windows and reinstate the original uniformity of the residential block, causing no harm to the character and appearance of the host building, street scene or the South Hampstead Conservation Area.

Planning permission was granted for numerous flats within the subject building under ref.s 2022/2891/P and ref. 2023/1567/P for the installation of new aluminium windows and doors. The windows proposed through this application are the same as those previously approved through the site for the mentioned applications. It is considered that the installation of fenestration to match these other flats will help reinstate the original uniformity of the residential block, causing no harm to the character and appearance of the South Hampstead Conservation Area.

A condition is attached stating that the new windows and doors subject to this application shall be installed in accordance with the manufacturers details, so

as to match those granted under 2022/2891/P and 2023/1567/P so that a consistent appearance is maintained.

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. The proposal does not include additional openings, or changes to the sizes of existing openings.

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.

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) 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 the National Planning Policy Framework 2023.

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