

Application ref: 2023/3210/P  
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Date: 28 March 2024

**Development Management**  
Regeneration and Planning  
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IPA Architects  
64 Kings Road  
Teddington  
TW11 0QD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**5 & 6 Oak Hill Park Mews  
London  
NW3 7LH**

Proposal:

Replacement of single-glazed aluminium framed windows and external doors on front, side and rear elevations with double-glazed aluminium framed windows and doors.

Drawing Nos: (23052.CO-)500\_P1, 501\_P1; (23052.D-)100\_P2, 101\_P1, 102\_P1, 300\_P2; (23052.EX-)001\_P1, 002\_P1, 100\_P2, 101\_P1, 102\_P1, 103\_P1, 300\_P2; (23052.PL-)002\_P1, 100\_P2, 101\_P1, 102\_P1, 300\_P3; 23052.SH.600\_00 (Window-Door Schedule Pack) March 2024 - includes detailed drawings (23052.SH-) 601 P1 to 603 P1, 604 P2, 605 P2, 606 P1 to 609 P1, 610 P2, 611 P1, 612 P1, 613 P2, 614 P1, 615 P2, 616 P2, 618 P1, 619 P2; Heritage Statement & Fire Strategy Report (ref. 23052 3S 01) from IPA Architects dated August 2023; Design and Access Statement from IPA Architects (ref. 23052A 3D revision 01) dated March 2024.

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: (23052.CO-)500\_P1, 501\_P1; (23052.D-)100\_P2, 101\_P1, 102\_P1, 300\_P2; (23052.EX-)001\_P1, 002\_P1, 100\_P2, 101\_P1, 102\_P1, 103\_P1, 300\_P2; (23052.PL-)002\_P1, 100\_P2, 101\_P1, 102\_P1, 300\_P3; 23052.SH.600\_00 (Window-Door Schedule Pack) March 2024 - includes detailed drawings (23052.SH-) 601 P1 to 603 P1, 604 P2, 605 P2, 606 P1 to 609 P1, 610 P2, 611 P1, 612 P1, 613 P2, 614 P1, 615 P2, 616 P2, 618 P1, 619 P2; Heritage Statement & Fire Strategy Report (ref. 23052 3S 01) from IPA Architects dated August 2023; Design and Access Statement from IPA Architects (ref. 23052A 3D revision 01) dated March 2024.

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:

It is firstly noted that a recent planning application which also proposed the replacement of windows and external doors at nos. 5 and 6 was refused in 2018 (ref. 2018/1498/P), by virtue of the loss of characteristic detailing, inappropriate design and loss of uniformity to the terrace (nos. 4-6 Oak Hill Park Mews), in so far as it would be detrimental to the character and appearance of the host building, terrace and the Hampstead Conservation Area.

In regard to the current application being considered here, a site visit by the planning officer on 02/02/2024 confirmed that the terrace row of properties (nos. 4-6) have a generally uniform appearance in terms of their similar fenestration design and scale, apart from some minor variations at ground floor level across the front elevations. It was also noted on site that these properties have retained timber panelling detail surrounding the front fenestration at ground floor level, as well as, fan light detailing to the upper parts of all windows, which together add to the consistent design and appearance of the terrace frontage.

As part of the current proposals, the frames of replacement windows would be finished in silver anodised aluminium to match existing. However, unlike the previous refused application (ref. 2018/1498/P), the current proposals more appropriately include replacement of all panelling and fan lights to closely match existing. While all replacement panelling (trim and sub-frames) would be

made from aluminium material (rather than timber), it would match the existing dark-brown colour (RAL 8017) and matt finish. Additionally, this would also help reduce the visual impact of slightly deeper aluminium frames necessary to achieve the modern thermal performance requirements that the existing 1960's period windows do not allow.

Indeed, it is accepted that there is some challenge generally in replacing period aluminium windows, not least when introducing double-glazed units in place of existing slim framed windows and shallow aspect fanlights. Nevertheless, in spite of some degree of increased thickness to frames in order to accommodate double-glazed panes, the current application proposals propose suitably designed units which are considered to be an appropriate and sympathetic change in this instance.

Some altered opening methods for various windows and doors would not introduce any noticeable difference in the overall appearance of fenestration at the host properties, nor would they result in any loss of uniformity to the wider terrace when taken together as a whole, particularly given the retention of characteristic detailing, colour and finish noted as being omitted from the previously refused application.

As such, all replacement windows and external doors would closely match in appearance the existing configurations in terms of their design, principal material, colour, detailing and proportions, such that, the character and appearance of the host building, wider terrace and the Hampstead Conservation and Neighbourhood Areas would be preserved.

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.

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

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 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