

Application ref: 2023/4545/P  
Contact: Fast Track GG  
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Date: 27 March 2024

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

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Skala Studio LTD  
18 Perry Avenue  
East Grinstead  
RH19 2DJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**34 Mornington Terrace  
London  
NW1 7RS**

Proposal:

Replacement of six existing single-glazed timber windows with double-glazed timber windows at the rear and on the side elevations.

Drawing Nos: PL-001; PL-EX-E-200; PL-EX-E-201; PL-EX-E-203; PL-P-E-211; PL-P-E-212; PL-P-E-220; PL-P-E-221; PL-P-E-223; Design and Access Statement (Revision 01) dated 21.11.2023; Heritage Statement (Revision 02) dated 19.10.2023.

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: PL-001; PL-EX-E-200; PL-EX-E-201; PL-EX-E-203; PL-P-E-211; PL-P-E-212; PL-P-E-220; PL-P-E-221; PL-P-E-223; Design and Access Statement (Revision 01) dated 21.11.2023; Heritage Statement (Revision 02) dated 19.10.2023.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The property, a grade II Listed Building, is located in Camden Town Conservation Area. It is described in the Conservation Area Appraisal that "the terrace at Nos 26-52 has a raised centrepiece rising to five storeys (Nos 33-39), accentuating the classical nature of the architecture. The bulbous cast-iron balconies at first floor level are continuous, a strong horizontal feature somewhat counterbalanced by the Ionic pilasters which run along the first and second floors of the properties."

This application seeks approval to replace five non original windows on the rear elevation and one non-original side window with double glazed timber replicas.

Following officers' concerns, the proposal has been revised during the course of the application to omit the replacement of the front elevation windows.

Double glazing is usually not considered acceptable in historic parts of listed buildings because of the visual effects on the exterior and the interior. In this instance as the windows being replaced are non-original and have a thicker frames than the surviving original windows at the property, their like for like replacement would not significantly worsen the position. The windows would contain slim double glazing which is more appropriate in heritage terms. The glazing bars will remain structural.

The application has been advertised in the press and by means of a site notice. The Camden Town CAAC was consulted but did not comment.

The site's planning history has been taken into account when making this decision.

The proposal would not cause harm to the significance of the listed building character. Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or

historic interest which it possesses and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Given the modest nature of the proposal, it would not result in any harm to neighbouring amenity in terms of loss of light, outlook or privacy and is considered acceptable.

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-householder-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 centered on the page.

Daniel Pope  
Chief Planning Officer