

Application ref: 2024/1406/P
Contact: Fast Track GG
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Date: 25 June 2024

Development Management
Regeneration and Planning
London Borough of Camden
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www.camden.gov.uk/planning

Archway Building Consultancy Ltd
3 London Bridge Street
London
SE1 9SG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

28 Gascony Avenue
London
NW6 4NA

Proposal:

Replacement of existing single glazed timber windows with new slimline double glazed timber windows.

Drawing Nos: 0437 21 002 Rev. A; 0437 21 102 Rev. A; 0437 21 001 Rev. A; 0437 21 101 Rev. A; 0437 21 201; 0437 21 202; 0437 21 301; Manufacturer's Window Specification (Sash); Manufacturer's Window Specification (Casement); Design and Access Statement (Revised) dated February 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: 0437 21 002 Rev. A; 0437 21 102 Rev. A; 0437 21 001 Rev. A; 0437 21 101 Rev. A; 0437 21 201; 0437 21 202; 0437 21 301; Manufacturer's Window Specification (Sash); Manufacturer's Window Specification (Casement); Design and Access Statement (Revised) dated February 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 policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Planning permission was granted on 1st May 2019 (2018/5691/P) for the installation of double glazed slim-line timber windows. However, works appear not to have been implemented within the time scale.

The proposed replacement windows would match as closely as possible the existing windows in terms of materials, design, opening methods and proportions.

There would be some degree of increased thickness to the frames in order to accommodate the double-glazed panes; however, in this instance, the use of suitably designed slim-line units are considered to be an appropriate and sympathetic change which would preserve the character and appearance of the host building.

The windows would also improve the thermal performance of the building which is a material planning consideration.

There are no amenity concerns to neighbouring properties given the proposal would replace existing building features and fenestration.

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, CC1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021; and the provisions of 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



Daniel Pope
Chief Planning Officer