

Application ref: 2024/0397/P  
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Date: 2 July 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Baily Garner  
146 - 148 Eltham Hill  
Eltham  
London  
SE9 5DY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Councils Own Permission Under Regulation 3 Granted**

Address:  
**Ellerton**  
**30 Mill Lane**  
**London**  
**NW6 1LX**

**Proposal:**

Replace all single-glazed timber windows with double-glazed aluminium timber composite windows and replace existing timber glazed balcony doors with aluminium timber composite balcony doors.

Drawing Nos: P 01 rev A, P 02 rev A, P 03 rev A, P 04 rev A, P 05 rev A, P 06 rev A, P 07 rev A, P 08 rev A, P 09, P 10, P 12, Patio doors drawings 23-0724 (DP-033-4), W1 Doleta Modern 10, W5 Doleta Modern 10, W6 Doleta Modern 10, Report in Accordance with PAS 24:2016 Enhanced security performance requirements for doorsets and windows in the UK dated 20th March 2020, 2019m. katalogas Doleta SCANDINAVIA 68 ALU, Test Report No 112 SF/15 U dated 27th June 2015 Determination of thermal transmittance of window, UAB Doleta Performance specification, BM Certification Appendix A, Fire Risk Assessment dated 18th November 2022 by Frankham RMS, Design and Access Statement dated 3rd January 2024 by Baily Garner.

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: P 01 rev A, P 02 rev A, P 03 rev A, P 04 rev A, P 05 rev A, P 06 rev A, P 07 rev A, P 08 rev A, P 09, P 10, P 12, Patio doors drawings 23-0724 (DP-033-4), W1 Doleta Modern 10, W5 Doleta Modern 10, W6 Doleta Modern 10, Report in Accordance with PAS 24:2016 Enhanced security performance requirements for doorsets and windows in the UK dated 20th March 2020, 2019m. katalogas Doleta SCANDINAVIA 68 ALU, Test Report No 112 SF/15 U dated 27th June 2015 Determination of thermal transmittance of window, UAB Doleta Performance specification, BM Certification Appendix A, Fire Risk Assessment dated 18th November 2022 by Frankham RMS, Design and Access Statement dated 3rd January 2024 by Baily Garner.

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:

Ellerton is an eleven-storey residential block of flats. The building is a concrete frame with brick infill panels and a stretcher brick bond and a flat roof. Existing windows and balcony doors throughout are a mixture of single-glazed timber framed top hung fixed casements and pivot windows finished in a varnish.

Window and balcony door replacement are proposed to upgrade the property's thermal performance and also to improve the security of the building, minimising risk for residents occupying the flats. The timber framed windows would be replaced with aluminium timber composite windows, and would be finished in aluminium in terms of external appearance. The proposed has been specified to match the fenestration of the original timber windows and balcony doors, minimizing the effect on the appearance of the building.

No new windows or glazing are being added, the changes are purely replacement works. For this reason, no new sightlines are being created towards other habitable dwellings or sensitive uses. In terms of amenity to neighbours, the works are of minimal impact and therefore is no negative

impact expected in terms of loss of light, outlook or overlooking.

One consultation response highlighted inaccuracy in regard to the fenestration on the drawings and also raised concern in regard to openable windows being replaced with fixed ones. The drawings were considered to be incorrect on these two counts and have been revised as such. The planning history of the site has been taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1 and D1 of and the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2023.

- 2 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.
- 3 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).
- 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 2023.

You can find advice about your rights of appeal at:

[https://www.gov.uk/appeal-planning-decision.](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 positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer