

Application ref: 2023/4734/P
Contact: Fast Track GG
Tel: 020 7974 4444
Email: Geri.Gohin@Camden.gov.uk
Date: 2 July 2024

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

Phone: 020 7974 4444

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

Buckingham Properties
Suite 11
58 Acacia Road
London
NW8 6AG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 20
Embassy House
West End Lane
London
NW6 2NA

Proposal:

Replacement of windows and balcony door from metal to uPVC.

Drawing Nos: Site Location Plan; Floor Plan; Existing and Proposed Floor Plan; Photograph of Existing Elevations; Proposed Elevation; Casement Transom Detail (x 1 page); Window Specification "order acknowledgement" (x 7 pages); Photographs of existing windows (x 16 pages); Design and Access Statement received on 13th March 2024 (x 9 pages).

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: Site Location Plan; Floor Plan; Existing and Proposed Floor Plan; Photograph of Existing Elevations; Proposed Elevation; Casement Transom Detail (x 1 page); Window Specification "order acknowledgement" (x 7 pages); Photographs of existing windows (x 16 pages); Design and Access Statement received on 13th March 2024 (x 9 pages).

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 application relates to a flat on the third floor of Embassy House, an early 20th century residential block within the South Hampstead Conservation Area.

The application proposes the replacement of eight existing steel framed windows and one steel framed balcony door with uPVC windows and door of similar appearance in terms of colour and method of opening. There would be a slight difference in design terms with regard to the glazing bars of the windows and door.

It is noted that in Camden, steel windows should be replaced with steel wherever possible, and the installation of uPVC windows is usually not acceptable due to their inappropriate appearance and inability to biodegrade. However, in this case, there are numerous examples of similar windows in Embassy House, some historic and some which benefit from planning permission. It is considered the presence of replacement UPVC windows has changed the appearance of the building such that the current proposal would not appear out of keeping in the building.

Furthermore, it is also acknowledged that in Camden the replacement of windows with applied glazing bars is usually not acceptable due to their inappropriate appearance and alterations in terms of their position. However, the current windows already have applied glazing bars, and it would be unreasonable to request integral bars.

Overall therefore, the proposed windows and balcony door are considered acceptable as they would not cause demonstrable harm to the appearance of the building or the character of the area. 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 were received prior to making this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the South Hampstead 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.

As such, the proposal is in general accordance with policies A1, CC1, D1 and D2 of the Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. 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 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer