

Application ref: 2024/0442/P  
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Date: 10 July 2024

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

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Mr Joseph Biesterfield  
Flat 45  
Parliament Hill Mansions  
Lissenden Gardens  
London  
NW5 1NA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 45**  
**Parliament Hill Mansions**  
**Lissenden Gardens**  
**London**  
**NW5 1NA**

Proposal:

Replacement of all single glazed timber frame windows and balcony doors with double glazed like-for-like units on front and rear elevations at 2nd floor level, including works of refurbishment to existing stained glass top lights.

Drawing Nos: Site location plan; (4848-)001, 002; J5903/1 rev 2 to J5903/9 rev 2.

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; (4848-)001, 002; J5903/1 rev 2 to J5903/9 rev 2.

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 DC1, DC2 and DC3 of the Dartmouth Park Neighbourhood Plan 2020.

#### Informative(s):

- 1 Reasons for granting planning permission:

Overall, therefore, the proposals are acceptable in terms of their design, size, location, opening methods, colour and materials, and would preserve the existing character and appearance of the host and neighbouring properties, local streetscene and wider Dartmouth Park Conservation and Neighbourhood Areas.

The proposals involve works to refurbish existing stained glass top lights which are present above balcony doors. These original stained glass units are cracked and damaged in parts with poor quality bonding and sealing between lead and glass. As such, they need to be removed in order to allow necessary refurbishment works to take place.

Therefore, the stained glass units are proposed to be carefully removed, with individual glass panes being repaired and re-used where possible, or otherwise replaced to closely match existing in appearance, before being resealed with new lead in the same size and colour as existing, and with new bonding and sealing between lead and glass. As a result, the overall design and appearance of the stained glass panes would closely match the original and be retained as single glass leaded units, backed from the inside with double glazing.

While there would be some degree of increased thickness to frames in order to accommodate double-glazed panes, in this instance, the proposed use of suitably designed and sized units are considered to be an appropriate and sympathetic change.

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 proposals involve works to existing fenestration and doors in the same locations.

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 Dartmouth Park Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) 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, the London Plan 2021, policies DC1, DC2 and DC3 of the Dartmouth Park Neighbourhood Plan 2020, 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.](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