

By Email. 06 August 2024

Dear Camden Capital Works and Development Management Teams,

Oak Court, St Albans Villas, NW5 1QU : Proposed Window Replacement Works

We have received a letter today advising that the windows to the upper two floors at the above address are to be replaced and the scaffolding required will be erected from 12 August 2024. This is the first communication received on the works proposed.

The same windows were replaced two and a half years ago as part of a major works scope so today's communication raises questions and concerns. The windows appear to be satisfactory so given the commitment and impetus for the building industry to lessen its carbon footprint, we are surprised to find that new windows are to be replaced again so soon. Camden's Climate Action Plan and Carbon Management plan commit to reducing emissions across Camden estates so this action seems wholly counter policy.

There are windows on the rear of properties that remain single glazed and replacing these with double glazed units would support policy aims through improving energy conservation and would be a more understandable and a welcome improvement for residents. There are other windows that do not appear to comply with building regulations that would be equal priorities.

The windows across the front of the terrace, including independently owned numbers 1 and 2 display slight variations in window styles as illustrated in the image below. The granted planning consent (ref 2019/4889/P) shows three top lights over two lower casements for upper floor windows that does not appear to have been executed in the procurement of the windows installed. However, given the variance in the context it is concerning that this is not acceptable given other priorities. If the works proposed have been initiated to redress this aesthetic mistake the decision seems to be pursuing the wrong priorities when considered against the environmental and financial cost. There does not seem to be an enforcement notice issued on the planning portal and there are so many, more beneficial, actions that could have been pursued for the local community for example public realm, play space or green street improvements and improvements on St Albans estate that would have greater impact.



During the recent major works the scaffolding was in place for some months impacting the wellbeing of residents, especially those who spend considerable time at home. We are concerned that this will be a similar scenario and will potentially damage the redecoration that was completed a few years ago, which leaseholders will have contributed to. What assurances can be given that, if works proceed, the impact will be kept to a minimum and any damage caused will be addressed and repaired or redecorated?

We ask that the wisdom of the proposed works be questioned and a more balanced and beneficial approach taken.

Given the limited notice and time available to seek input from all residents prior to the planned start we are sending this signed by ourselves and our immediate neighbours. However, the concerns raised are likely to be shared by others and we would be willing to gather their views.

Yours Sincerely

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