

Application ref: 2023/4030/P  
Contact: Fast Track GG  
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Date: 15 August 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Paul Lasak  
On behalf of the Jesuits

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**221 - 223 Goldhurst Terrace  
London  
NW6 3EP**

Proposal:

Replacement of single glazed timber windows to double glazed timber windows on the front elevation.

Drawing Nos: Site Location Plan; CA 109.6 S01 rev. A; CA 109.6 S02 rev. A; CA 109.6 S03 rev. A; CA 109.6 S04 rev. A; CA 109.6 S05 rev. A; CA 109.6 S06 rev. B; CA 109.6 S07 rev. A; CA 109.6 S08 rev. A, Timber Sash Window Specification (x 8 pages);  
Design and Access Statement received on 23rd 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: Site Location Plan; CA 109.6 S01 rev. A; CA 109.6 S02 rev. A; CA 109.6 S03 rev. A; CA 109.6 S04 rev. A; CA 109.6 S05 rev. A; CA 109.6 S06 rev. B; CA 109.6 S07 rev. A; CA 109.6 S08 rev. A, Timber Sash Window Specification (x 8 pages); Design and Access Statement received on 23rd 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The windows hereby approved shall have integral glazing bars as specified in 'Detail 2' on the approved drawings.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The application relates to two terraced houses, each of them being three stories located within the South Hampstead Conservation Area. The properties are described as positive contributors in the South Hampstead Conservation Area Appraisal dated February 2011.

All front elevation windows (except six existing windows on the side elevations between Nos 221 and 223 Goldhurst Terrace) would be replaced.

The proposed replacement windows would match as closely as possible the existing windows in terms of materials, design, opening methods and proportions. The original fixed windows with stained and leaded glass will be retained as they form part of the character of the property and the wider conservation area. The glazing bars will be integral and this is secured by condition.

There would be some degree of increased thickness to the frames/glazing bars 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. A comment was received from CRASH (Combined Residents' Association of South Hampstead) regarding window titled as "CA4" as it was showing a louvre in the top left light but clear glass in the window detail drawing. The window detail drawing was revised to match the elevation drawing and CRASH is now "content to see the application be processed without further comment". 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 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 [ERR] 2013.

As such, the proposal is in general accordance with policies A1, CC1, D1 and D2 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](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-householder-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 typed name and title.

Daniel Pope  
Chief Planning Officer