

Application ref: 2024/2263/P  
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Date: 7 August 2024

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

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Archway Building Consultancy Ltd  
3 London Bridge Street  
City:  
SE1 9SG  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**30 Loveridge Road  
London  
Camden  
NW6 2DT**

Proposal:

Replacement of existing single glazed timber sash windows with double glazed UPVC windows to front elevation and first and second floor rear elevation.

Drawing Nos:

0437-47-001, 0437-47-101, 0437-47-002, 0437-47-102, 0437-47-301, 0437-47-202,  
Location Plan, Design and Access Statement (dated 24th April 2024), REHAU Heritage  
Period Style Brochure, Vertical Sliding Windows Heritage Section, Fire Safety  
Statement

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:

0437-47-001, 0437-47-101, 0437-47-002, 0437-47-102, 0437-47-301, 0437-47-202, Location Plan, Design and Access Statement (dated 24th April 2024), REHAU Heritage Period Style Brochure, Vertical Sliding Windows Heritage Section, Fire Safety Statement

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission:

The site comprises a three storey typical Victorian terrace property located on the east end of Loveridge Road. The property is understood to be divided into two flats. The property is not located within a Conservation Area nor is it a listed building.

The proposal seeks to replace the existing single glazed timber sash windows with double glazed UPVC windows to the front elevation and first and second floor rear elevation. This change is put forward to improve the thermal performance of the dwellings.

Whilst Camden seek to discourage the use of UPVC windows for both aesthetical and environmental reasons, it was confirmed following a site visit that in this case, the wider terrace is a mix of UPVC and timber windows. There is no planning history for the majority of the replacement window works along the street, however, these historic changes have altered the character and appearance of the street scene. Furthermore, two of the existing combined door and windows at the rear elevation of the site are UPVC.

The new frames would be slightly thicker than the existing due to the change to double-glazing, however, given the existing mix within the terrace row, this change would not be harmful to the host building nor the terrace. Therefore, in this instance, the materiality of the proposed windows would be consistent with the wider terrace. The replacement windows would be fitted into the existing openings and are to match the existing in style, design and proportions. Therefore, it is considered that the proposed windows would not significantly harm the character and appearance of the host property nor wider streetscene. The proposed windows are seen as an improvement to the existing windows which are currently in poor condition.

The proposed replacement windows by their nature would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

One comment has been received prior to making this decision. They state that the proposed change to UPVC will be detrimental to the visual appearance and

to the period character of the street. They state that they have no objection to the proposal for UPVC at the rear. Whilst this is accepted and supported within planning policy, due to existing terrace not having a consistent run of materials for windows, these historic works have already altered the character and appearance of the street. Therefore, in this instance, the works are considered acceptable.

The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 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.

- 5 Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is a Householder application.

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