

Application ref: 2024/2041/P
Contact: Fast Track GG
Tel: 020 7974
Email:
Date: 21 August 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

MM Building Surveyors Ltd
St. Gilgen, Station Road
Staplehurst
Kent
TN12 0QQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Queensmead Estate
Mancroft, Sheringham, Walsingham, and Wymondham Courts
St Johns Wood Park
London
NW8**

Proposal:

Replacement of timber single glazed windows and doors with aluminium double glazed windows and doors of the Mancroft, Sheringham, Walsingham and Wymondham Court residential blocks.

Drawing Nos:

Site Location Plan (1:500); Site Location Plan (1:1250); Drawing Nos 001 rev B; 002 rev C; 003 to 014; Existing Sheringham Elevations; Existing Mancroft and Wymondham Elevations; Existing Walsingham Elevations; Proposed Sheringham Elevations; Proposed Mancroft and Wymondham Elevations; Proposed Walsingham Elevations; Existing Window and Door Sections (x 1 page); Existing Typical Window and Door Detail Sections (x 1 page); The Ultimate EvoSlide Aluminium Patio Doors (x 16 pages); The Ultimate EvoSlide Aluminium Patio Doors Technical Specifications (x 2 pages); Soleal Next The Universal Window Tech Specification (x 44 pages); Technal Window Door Specification (x 10 pages); Window Door Section Details (x 1 page); Covering Letter dated 21/05/2024 (x 2 pages); Planning Statement dated May 2024 from Building Surveyors Ltd (x 10 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 (1:500); Site Location Plan (1:1250); Drawing Nos 001 rev B; 002 rev C; 003 to 014; Existing Sheringham Elevations; Existing Mancroft and Wymondham Elevations; Existing Walsingham Elevations; Proposed Sheringham Elevations; Proposed Mancroft and Wymondham Elevations; Proposed Walsingham Elevations; Existing Window and Door Sections (x 1 page); Existing Typical Window and Door Detail Sections (x 1 page); The Ultimate EvoSlide Aluminium Patio Doors (x 16 pages); The Ultimate EvoSlide Aluminium Patio Doors Technical Specifications (x 2 pages); Soleal Next The Universal Window Tech Specification (x 44 pages); Technal Window Door Specification (x 10 pages); Window Door Section Details (x 1 page); Covering Letter dated 21/05/2024 (x 2 pages); Planning Statement dated May 2024 from Building Surveyors Ltd (x 10 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 policy D1 of the London Borough of Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details of each proposed typical window and door type.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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

Informative(s):

1 Reasons for granting permission.

The proposal is for the replacement of single glazed timber windows and doors across four of the buildings within the St John's Wood Estate including flats 1 to 8 Mancroft, flats 1 to 83 Sheringham, flats 1 to 83 Walsingham and flats 1 to 16 Wymondham Court which all make up a part of the Queensmead Estate, St Johns Wood Park.

The proposed replacement windows and doors would match as closely as possible the existing windows and doors in terms of location and proportions. The size of the openings would not be altered, and the new windows would be fitted into the existing. The design and opening methods would differ slightly for some of the windows. A condition has therefore been attached to this decision to secure the details of the replacement windows and doors to ensure that the size and depth of the frames are appropriate.

There would be some degree of increased thickness to the frames in order to accommodate the double-glazed panes; however, in this instance, the use of aluminium units is considered to be an appropriate and sympathetic change which would preserve the character and appearance of the host buildings.

In sustainability terms, the proposed replacement of single glazed windows and doors to double glazed windows and doors would provide improved energy performance as well as reducing the carbon emissions and improve the adaptability and "life" of the buildings.

There are no amenity concerns in terms of privacy, outlook or daylight and sunlight 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 have been received following statutory consultation.

As such, the proposal is in general accordance with policies A1, CC1, CC2 and D1 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) 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 2023.

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



Daniel Pope
Chief Planning Officer