

Application ref: 2024/0396/P
Contact: Fast Track SC
Tel: 020 7974 4444
Email: Sonia.Cupid@Camden.gov.uk
Date: 11 November 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

Baily Garner
146 - 148 Eltham Hill
Eltham
SE9 5DY
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

24-26 Maygrove Road
London
NW6 2EB

Proposal:

Replacement of all existing single-glazed timber framed windows and patio doors with double glazed aluminium windows and a combination of timber and aluminium doors. along with works to roof.

Drawing Nos: Design & Access statement; Fire Statement; P01; P02; P03; P04; P05; P06; P07; P08; P09; P10; P11; 14/P/1; 15/P/1; 16/P/1; DP-033-4; Fire Risk Assessment; Moderna Testing Certificate; 68ALU; Buildcheck Report W19445; W1, W5, W6; BM Certification; Kalzip Liner Deck Roof System Specification; Doleta SCA68A door glass 2Kp - Specification

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: Design & Access statement; Fire Statement; P01; P02; P03; P04; P05; P06; P07; P08; P09; P10; P11; 14/P/1; 15/P/1; 16/P/1; DP-033-4; Fire Risk Assessment; Moderna Testing Certificate; 68ALU; Buildcheck Report W19445; W1, W5, W6; BM Certification; Kalzip Liner Deck Roof System Specification; Doleta SCA68A door glass 2Kp - Specification

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.

Informative(s):

- 1 Reason for granting:

The application site is a four-storey block of flats, consisting of 8 units located at 24-26 Maygrove Road, London, NW6 2EB. The property is not listed or located in a Conservation Area.

The proposal seeks to replace all existing single-glazed timber framed casement windows and patio doors on the front and rear elevations with double-glazed aluminium tilt and turn and pivot windows; and double glazed aluminium doors. The front door of the property and two central doors at ground floor level on the rear elevation would be replaced with like for like timber doors. The proposal also seeks to replace the existing single skim aluminium sheet roof with a like for like Kalzip liner deck roof system. This is considered to be acceptable.

Although the double-glazed composite windows would have a different appearance, thickness and opening method this would not harm the overall appearance of the building and would not appear out of keeping in the street scene.

The proposed roof replacement will be like for like in appearance. Section drawings were provided by the applicant to illustrate the build-up of the roof as such there is limited increase in height and no perceivable change in the character or appearance of the property as a whole. This is considered acceptable and is not considered to cause significant amenity impacts on neighbouring occupiers.

The alterations to the front and rear elevations are considered acceptable as all proposed works are considered sympathetic to the host building, neighbouring

properties.

There are no amenity concerns to neighbouring properties given the proposal would mainly replace existing building features and fenestration.

In terms of sustainability, when timber windows require replacement it is preferable for them to be replaced in timber. It is therefore welcomed that the main entrance door and two rear doors are being replaced in timber.

The other windows and doors would be replaced in aluminium which has a higher level of embodied carbon, however aluminium is preferable to other unsustainable materials such as UPVC and therefore, in this instance, when the design appropriate, it can be accepted.

No objections have been received following statutory consultation. The site's planning and appeals history has been taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1, CC1 and D1 of the Camden Local Plan 2017, 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 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.

- 4 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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