

Application ref: 2024/4168/P
Contact: Fast Track TY
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Date: 11 December 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Studiores
Flat 2
133 Constantine Road
London
NW3 2LR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat D
38 Delancey Street
London
NW1 7NH

Proposal:

Replacement of timber and metal frame single glazed windows at 3rd floor level on all elevations (windows W.01 to W.03, W.05 and W.06) with timber frame double glazed windows; retro-fit existing timber sash, stair landing window (W.04) with slim conservation grade, double glazing.

Drawing Nos: (P0113_00A_)001 rev A, 002 rev A, 100, 101, 102, 103;
(P0113_00B_)01, 02, 03; (P0113_00_)100, 101, 102; P0113_00_103 (received 10/12/2024); (P0113_22_)01, 02; P0113_22_03 (received 10/12/2024); P0113_22_10;
Design & Access and Heritage Statement from Studiores received 10/12/2024.

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: (P0113_00A_)001 rev A, 002 rev A, 100, 101, 102, 103; (P0113_00B_)01, 02, 03; (P0113_00_)100, 101, 102; P0113_00_103 (received 10/12/2024); (P0113_22_)01, 02; P0113_22_03 (received 10/12/2024); P0113_22_10; Design & Access and Heritage Statement from Studiores received 10/12/2024.

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.

Informative(s):

- 1 Reasons for granting planning permission:

The proposed replacement of modern timber and metal frame single glazed windows at 3rd floor level on all elevations (windows W.01 to W.03, W.05 and W.06) with timber frame double glazed windows is considered to be acceptable in terms of their design, material, location, colour, proportions and opening methods.

While there would be some degree of increased thickness to the window frame in order to accommodate double-glazed panes, in this instance, the proposed use of a suitably slim units is considered to be an appropriate and sympathetic change.

The original proposals also included the replacement of a stair landing window (W.04) located on the north-west elevation of the building. However, the Council expressed concern in regard to these proposals as the window in question is historic with slim glazing bars, and therefore, the proposals would result in the loss of historic fabric.

In response, the applicant provided revised drawings which showed the relevant window to be retained and proposed to be retro-fitted with slim conservation grade, double glazing instead (and with a damaged window sill being carefully repaired). This approach is considered to be appropriate subject to a condition attached to the associated listed building consent requiring the submission of details for approval in writing by the Council before the relevant part of the work is begun.

Overall, therefore, the revised proposals are considered to be acceptable, such that the character and appearance of the Grade II listed host building and wider Camden Town Conservation Area would be preserved.

In sustainability terms, slim double-glazed units are noted as having the potential to reduce energy costs, provide more thermal efficiency and insulation, offset the need for powered heating and so help reduce carbon emissions, and allow for passive flow of ventilation in some cases.

There are no amenity concerns as the revised proposals involve the replacement and/or retro-fitting of existing windows and glazing in the same positions.

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.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Camden Town Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies A1, D1, D2 and CC1 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 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 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 positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer