

Application ref: 2024/5784/P
Contact: Fast Track SC
Tel: 020 7974 4444
Email: Sonia.Cupid@Camden.gov.uk
Date: 18 February 2025

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

Potter Raper
Duncan House, 1A Burnhill Road
Beckenham
Bromley
Kent
BR3 3LA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
12 Roderick Road
London
Camden
NW3 2NL

Proposal:

Replacement of existing timber windows and external doors with new double glazed timber units.

Drawing Nos: Location Plan; Design an Access Statement-P2; Existing: 11085-PR-RR_40-ZZ-DR-A-PL201; 11085-PR-RR_40-ZZ-DR-A-PL202.P2-S2; 11085-PR-RR_40-ZZ-DR-A-PL301; 11085-PR-RR_40-ZZ-DR-A-PL401; 11085-PR-RR_40-ZZ-DR-A-PL402._2.S2; Rear Sash Windows - 24 mm glazing box sash (weights); Front Windows - 14mm Putty glazed; Rear Casement Windows - 24mm glazed casement window

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 [Location Plan; Design an Access Statement-P2; Existing: 11085-PR-RR_40-ZZ-DR-A-PL201; 11085-PR-RR_40-ZZ-DR-A-PL202.P2-S2; 11085-PR-RR_40-ZZ-DR-A-PL301; 11085-PR-RR_40-ZZ-DR-A-PL401; 11085-PR-RR_40-ZZ-DR-A-PL402._2.S2; Rear Sash Windows - 24 mm glazing box sash (weights); Front Windows - 14mm Putty glazed; Rear Casement Windows - 24mm glazed casement window]

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 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting:

The application site is a three storey Victorian House converted into 2 flats located at 12 Roderick Road, London, NW3 2NL. The property is not listed and is situated in Mansfield Conservation Area.

The proposal seeks to replace all existing single glazed timber framed sash and casement windows; and external doors with new double glazed timber units on the front and rear elevations.

The proposed windows seek to maintain a like-for-like appearance matching the original fenestration of the property, this will ensure the appearance of the property will be in keeping with the surrounding properties, minimising its effect on the local area.

The proposed double-glazed timber windows and doors would see some degree of increased thickness to the frames to incorporate double glazing, however, this would barely be perceivable. With (14mm) double glazing to the front and 24mm double glazing to the rear.

The original proposal sought to install glazing bars on the front elevation but following internal conservation advice the proposal was amended to ensure that the design is in keeping with the fenestration and character of the host building and neighbouring properties.

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

Overall therefore, the proposals are considered to be sympathetic to and in keeping with the existing appearance of the host property in terms of the design, locations, proportions and materials and as such, is acceptable in design terms.

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

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the 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 London Plan 2021 and the National Planning Policy Framework 2024.

- 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