

Application ref: 2025/1290/P
Contact: Fast Track GG
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Date: 19 May 2025

Development Management
Regeneration and Planning
London Borough of Camden
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Potter Raper Ltd
Duncan House
1A Burnhill Road
Beckenham
Bromley
BR3 3LA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
39 Estelle Road
London
NW3 2JX

Proposal:
Replacement of timber windows and doors with double glazed timber units to the front and rear elevations.

Drawing Nos: Site Location Plan; PL201.P2; PL202; PL301; PL401.P2; Window Section (Rear Sash Windows); Window Section (Rear Casement Windows); Window Section (Front); Stained Glass Sash Section; Stained Glass Casement Section; Design and Access Statement P3 (Revised) dated 14/05/2025.

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; PL201.P2; PL202; PL301; PL401.P2; Window Section (Rear Sash Windows); Window Section (Rear Casement Windows); Window Section (Front); Stained Glass Sash Section; Stained Glass Casement Section; Design and Access Statement P3 (Revised) dated 14/05/2025.

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 permission.

The property is a three-storey plus basement terraced house built in the 1880s, with period architectural details such as bay and sash windows. It is also located within the Mansfield Conservation Area.

The existing timber windows and doors would be replaced with double glazed equivalents to the front and rear elevations.

A revision was received to retain the leaded lights and coloured glazing of the windows on the front elevation as those are considered significant architectural features of the building. The stained glass would be carefully removed and installed into the new window frame with the double glazing behind it, retaining the external appearance of the stained glass. The front door design would also be retained.

These replacement windows and doors would match as closely as possible the existing windows and doors in terms of materials, colour, frame sizes, opening methods and proportions. The only difference would be the design of three of the rear windows (marked as W09 and W10 on the proposed west elevation drawing) and the rear exit door (D03). Those windows would no longer include glazing bars. The rear exit door would not be replaced like for like however it would remain in timber and traditional looking so is acceptable.

There would be some degree of increased thickness to the frames in order to accommodate the double glazing panes; however, in this instance, the use of suitably designed slim-line units to the front are considered to be an appropriate and sympathetic change unlikely to alter or detract from the character and appearance of the host building and wider Mansfield Conservation Area.

There are no amenity concerns 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. The Mansfield CAAC was consulted but did not comment.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Mansfield Conservation Area, under s.72 of the Planning (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 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.

Daniel Pope
Chief Planning Officer