

Date: 22<sup>nd</sup> January 2009  
Our ref: CA\2009\ENQ\00252  
Direct line: 020 7974 4450  
Email: [Jasmine.Hancock@camden.gov.uk](mailto:Jasmine.Hancock@camden.gov.uk)



**Customer support service team**  
Culture & environment directorate  
London Borough of Camden  
Town Hall  
Argyle Street  
London  
WC1H 8EQ

Tel: 020 7974 5613  
Fax: 020 7974 1680  
Textlink: 020 7974 6866  
[bcss@camden.gov.uk](mailto:bcss@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Dear Mr Larby,

**RE: FLATS A, B, C, D, E and F, 16 ST CUTHBERT'S ROAD, NW2 3QH.**

Thank you for your enquiry received on the 20<sup>th</sup> of January 2009, regarding the replacement of windows at the above address.

Under the Town and Country Planning (General Permitted Development) Order 1995 flats do not have any permitted development rights, therefore unless the windows are being replaced like for like in terms of materials, colour, size and design then planning permission would be required. Based on the information you have provided it would appear that planning permission would be required.

I trust that this information is of assistance. Should you have any further queries please do not hesitate to contact me by telephone on 020 7974 4450.

Yours sincerely,

Jasmine Hancock  
Planning Officer  
Customer Support Service Team

**Customer****Name**

Morak Bayode

**My enquiry is**

We intend to renew the windows at our property, 16, St Cuthberts Road, NW2 3QH, with uPVC double glazed windows to match the existing colour, size and design. The only change is to the material. While under the Town & Country Planning (General Permitted Development) Order 1995, a planning permission might be required, it's not required in other boroughs where we have carried out works on the condition that our contractor is FENSA accredited. Kindly advise if we can proceed on the basis that we use a FENSA accredited company to carry out the works. I have already confirmed that this is not in a conservation area and it's not a listed building.

Thanks and regards

**I would like to be contacted by****Email**

Morak.Bayode@lha-asra.org.uk

**Phone**

020 7940 6645

**Address**

ASRA (Greater London) Housing Association Ltd  
ASRA House  
1, Long Lane  
London  
SE1 4PG

Contact the Culture and environment directorate

**About this form****Issued by**

Council and Democracy  
Camden Town Hall  
Judd Street  
London WC1H 9JE

**Received on**

19/10/2009

**Form reference**

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**Contact method**

Self service

Date: 27/01/2010  
Our ref: CA\2009\ENQ\04847  
Contact: David Peres Da Costa  
Direct line: 020 7974 5262  
Email: David.PeresDaCosta@camden.gov.uk

**Customer support team**  
**Planning and public protection**  
Culture & environment directorate  
London Borough of Camden  
Town Hall  
Argyle Street  
London  
WC1H 8EQ

Tel: 020 7974 5613  
Fax: 020 7974 1680  
[ppp@camden.gov.uk](mailto:ppp@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Dear Morak Bayode,

**Town and Country Planning Act 1990 (as amended)**  
**Re: 16 St Cuthbert's Road, NW2 3QH**

Thank you for your enquiry received on the 19<sup>th</sup> October 2009, regarding the proposed replacement windows at the above property. The Council's records indicate that this property is divided into flats.

As the proposed windows are not exact like for like replacements, I can confirm that planning permission would be required for the proposed uPVC windows. Planning application forms can be completed online through the National Planning Portal [www.planningportal.gov.uk](http://www.planningportal.gov.uk) or downloaded from our website [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning). The website also provides details of the validation requirements and guidance notes.

The Council provides detailed advice on windows in Camden Planning Guidance. Where it is necessary to alter or replace windows that are original or in the style of the originals, they should be replaced like with like wherever possible in order to preserve the character of the property and the surrounding area. New windows should match the originals as closely as possible in terms of type, fenestration pattern and proportions, opening method, materials and finishes, detailing and the overall size of the window opening. Where timber is the traditional window material, replacement timber frames are preferable to uPVC or aluminium frames.

I trust this information is of assistance. Should you have any further queries please do not hesitate to contact me by telephone on 020 7974 5262.

Yours sincerely,

David Peres Da Costa  
Planning officer  
Customer support team