

Application ref: 2018/2548/P  
Contact: Nora-Andreea Constantinescu  
Tel: 020 7974 5758  
Date: 16 November 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Site and Co Consultancy Ltd  
Bizspace Business Centre  
4-6 Wadsworth Road  
Perivale  
UB6 7JJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Walsingham**  
**Flat 79 St John's Wood Park**  
**London**  
**NW8 6RL**

Proposal: Replacement of all single glazed timber framed windows, with double glazed aluminium framed windows

Drawing Nos: DWG/01; DWG/02; DWG/03; DWG/04; DWG/05; DWG/06; DWG/07;  
Pos. 001; Pos. 002; Pos. 003; Pos. 004; Pos. 005; Pos. 006; Pos. 007; Pos. 008;  
Design and Access Statement from Site & Co Consultancy.

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plan:

DWG/01; DWG/02; DWG/03; DWG/04; DWG/05; DWG/06; DWG/07; Pos. 001; Pos. 002; Pos. 003; Pos. 004; Pos. 005; Pos. 006; Pos. 007; Pos. 008; Design and Access Statement from Site & Co Consultancy.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission:

The application site is located at the 10th floor of Walsingham building, and currently benefits from single glazed timber framed windows. The proposal would replace the windows on south east, north east and south west elevations, with double glazed aluminium framed windows. Detailed drawings were submitted to demonstrate that the proposed new aluminium window frames would retain the fenestration pattern and colour of the existing windows.

The existing building has had a number of changes to window treatment at various levels, and includes replacement timber, UPVC and aluminium frames.

It is noted that the application site lies in close proximity to St John's Wood Conservation Area, and therefore careful consideration has been given to the proposed windows to match the existing fenestration and preserve the appearance of the building as a whole.

Due to the nature of the proposal, it is not considered that the proposed replacement windows would cause any harm to the neighbouring amenity in terms of loss of light, outlook, or privacy.

As such, the proposed development is in general accordance with policies A1 and D1 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2018 and the London Plan 2016.

- 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 Noise from demolition and construction works is subject to control under the

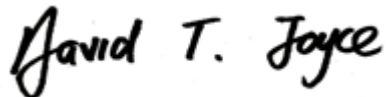
Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

David Joyce  
Director of Regeneration and Planning