

Application ref: 2018/5898/P  
Contact: Gideon Whittingham  
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Date: 29 January 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Sarah Wigglesworth Architects  
10 Stock Orchard Street  
London  
N7 9RW  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**William Ellis School  
Highgate Road  
London  
NW5 1RN**

Proposal:

Replace existing timber surrounds and single glazed metal frame windows with double glazed aluminium frame windows and surrounds.

Drawing Nos: 598-E-100 Location Plan; 598-E-101 Existing Site Plan; 598-E-102 Existing Ground Floor Plan; 598-E-103 Existing First Floor Plan; 598-E-104 Existing Second Floor Plan; 598-E-105 Existing Roof Plan; 598-E-106 Existing Elevations; 598-E-107 Existing Elevations; 598-E-108 Existing Elevations; 598-E-109 Existing Elevations; 598-P-106 Proposed Elevations; 598-P-107 Proposed Elevations; 598-P-108 Proposed Elevations; 598-P-109 Proposed Elevations.

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

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [598-E-100 Location Plan; 598-E-101 Existing Site Plan; 598-E-102 Existing Ground Floor Plan; 598-E-103 Existing First Floor Plan; 598-E-104 Existing Second Floor Plan; 598-E-105 Existing Roof Plan; 598-E-106 Existing Elevations; 598-E-107 Existing Elevations; 598-E-108 Existing Elevations; 598-E-109 Existing Elevations; 598-P-106 Proposed Elevations; 598-P-107 Proposed Elevations; 598-P-108 Proposed Elevations; 598-P-109 Proposed Elevations.]

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

Informative(s):

- 1 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).
- 2 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.
- 3 Reasons for granting permission.

The application proposes the replacement of windows and external doors across the site, each of which are a variety of styles, in particular 3 bay and single bay.

Whilst the option of timber replacements would have been preferred, the detailed design and appearance of the proposed aluminium frame windows is considered appropriate.

All the replacement frames would simplify the fenestration detail and incorporate a justified change in opening mechanisms.

The proposed replacement aluminium frame windows and doors, by virtue of their detailed design, are considered appropriate for the building's age and overall the proposal is considered to preserve the building's character. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Given that there would be no new openings created as a result of the proposal, no detrimental harm would result in terms of neighbour amenity levels of privacy, sunlight/daylight and outlook.

No comments were received prior to making this decision. The sites planning history was taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2018.

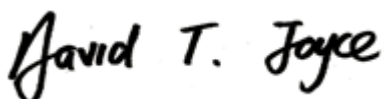
- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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



David Joyce  
Director of Regeneration and Planning