

Application ref: 2020/1431/P
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Date: 21 December 2020

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk
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Mr Alex Hymers
Flat 2
16 Mazenod Avenue
London
NW6 4LR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2
16 Mazenod Avenue
London
NW6 4LR

Proposal:

Installation of double glazed sliding UPVC sash windows.

Drawing Nos: Site Location Plan, 001 A1, 002 A, 003 A, 004 A, SJB Sash Windows
Specialist details, Design and Access Statement.

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 plans Site Location Plan, 001 A1, 002 A, 003 A, 004 A, SJB Sash Windows Specialist details, Design and Access Statement.

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

Informative(s):

- 1 Reasons for granting permission:

The proposal to replace single glazed timber framed sash windows with double glazed units to the first floor flat of the building is considered acceptable, as the new windows shall match the existing design, style and colour. The existing stained glass elements to the front elevation shall be replicated on the proposed windows to retain the character of the property.

The main difference here is the alteration to the material. On balance and in this specific case, UPVC windows are considered acceptable as they have been shown to be sensitively designed to closely match the sash windows which shall be replaced. The applicant has provided proposed window sections to demonstrate that slim-line frames will be installed. There are concerns in the sustainability credentials of the proposed material UPVC due to its inability to biodegrade and its use of non-renewable resource in the manufacturing process, however, the precise product is high quality and has a good life expectancy. This coupled with: the sustainability benefit of the improved thermal insulation, the high quality design; and the surrounding context result in the proposals being acceptable on balance..

Careful consideration was given to the material choice. The Conservation Officer was consulted on the proposal, who noted the existence of several other UPVC windows along this street and did not consider this proposal would harm any heritage assets.

All replacement frames would sit in existing openings, as such there would be no neighbour amenity impact.

The proposal is considered to preserve the character and appearance of the host building and the street scene. No objections have been received prior to making this decision. The sites planning history has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies D1, A1 and CC1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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 London Borough of Camden 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 at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> 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 paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope

Chief Planning Officer