

Application ref: 2019/5966/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Sir Peter Roth  
Flat 3, 54, Elsworthy Road  
London  
NW3 3BU

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**54 Elsworthy Road  
London  
NW3 3BU**

Proposal:

Installation of replacement windows at front, side and rear at first floor level  
Drawing Nos: Site location plan; Existing and Proposed Front Elevation contract No. 30280748 dated 14/11/19; Existing and Proposed Rear Elevation contract No. 30280748 dated 14/11/19; Floor Plan contract No. 30280748 dated 14/11/19; Design and Access Statement; Typical Elevations and Sections EW\_HF\_02; Typical details notes EW\_HF\_03; Photo of proposed sample.

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; Existing and Proposed Front Elevation contract No. 30280748 dated 14/11/19; Existing and Proposed Rear Elevation contract No. 30280748 dated 14/11/19; Floor Plan contract No. 30280748 dated 14/11/19; Design and Access Statement; Typical Elevations and Sections EW\_HF\_02; Typical details notes EW\_HF\_03; Photo of proposed sample.

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 Reasons for granting permission.

The proposal is to replace all the windows at front, side and rear at first floor level with units of identical design in white painted timber, with profiles and proportions to match the original except that they be double glazed units and that the glazing bars be of a 'planted' nature in between and applied to the glazing rather than structural bars between separated panes.

No. 54 Elsworthy Road is identified as making a positive contribution to the character and appearance of the Elsworthy Road Conservation Area. It forms part of a group of similar buildings by the local architect William Willet. His window style has been described as having "irregular windows with small panes and white glazing bars". The Elsworthy Road Conservation Area Statement notes that the majority of original timber sash and casement windows throughout the conservation area have been preserved. In general, replacement windows have been of a scholarly design finished to a high standard. The majority of the windows in the ground floor flat at No. 54 have already been similarly replaced which was carried out over 4 years ago and thus have become lawful. One original window remains on the ground floor and the difference between this and the replacement windows is only apparent on close inspection. Furthermore, there is currently inconsistency in the window types at first floor level with the focal bay window having been itself previously replaced by a metal framed unit although in matching style.

Officers have inspected a sample of the proposed 'Heritage Flush Casement' product by Anglian which has been modified with narrower sections and white edge seals instead of black to match the original window appearance. The planted nature of the glazing bars, again in white rather than the standard black or silver, is only apparent upon very close inspection. Whilst different in construction to the original single glazed units, it is considered that the restoration of a sense of unity to the front façade, particularly in the form of the reinstatement of the focal bay from metal to timber, would be an enhancement and would on balance at least preserve the character and appearance of the

conservation area.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area was taken into account when coming to this decision.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of the Publication London Plan (2020) and of the National Planning Policy Framework 2019.

- 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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope  
Chief Planning Officer