

Application ref: 2021/2504/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Email: Nora-Andreea.Constantinescu@camden.gov.uk
Date: 21 January 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Dominic Lawson Bespoke Planning
7A Pindock Mews
Little Venice
London
W9 2PY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted and Warning of Enforcement Action

Address:

**Flat 51 Regency Lodge
Adelaide Road
London
NW3 5ED**

Proposal:

Installation of Crittal style aluminium double glazed windows to flat. (Amended description)
Drawing Nos: 112 A020; 574.500.PL.01; 574.20.PL.01 Rev. C.

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 completed not later than the end of one year 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:

112 A020; 574.500.PL.01; 574.20.PL.01 Rev. C.

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

Informative(s):

1 Reasons for granting permission:

The application site, is one of the flats within the Regency Lodge, a Grade II listed residential block of flats. Previous listed building consent (ref. no. 2011/5547/L dated 14/03/2012) was granted for replacement of all original windows to steel-framed, double-glazed Crittall windows.

This application relates to the windows to Flat 51. It is on the second floor and it has windows in the front and rear elevations of the building.

Currently, Flat 51 has double glazed windows with UPVC frames. These windows replaced the original Crittall windows. The replacement occurred in 2009.

The unauthorized replacement is considered harmful to the architectural and historic significance of the listed building and its setting. The UPVC windows are not in keeping with the original architectural character of the building.

The proposal would replace all the existing windows with powder-coated aluminium ones in the style that was previously granted consent, under 2011/5547/L, itself similar to that of the historic Crittall windows.

The windows would be double glazed, with non-structural glazing bars, but nevertheless external on both sides, with an internal spacer to give the impression of a true glazing bar.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest. The details provided demonstrate that this could be achieved appropriately and the proposals are therefore considered to be acceptable.

Due to the nature of the proposals, no impact on neighbouring amenity would be caused in terms of loss of light, outlook, or overlooking.

No objections were received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 2021.

2 WARNING OF ENFORCEMENT ACTION TO BE TAKEN

The existing unauthorised windows at the application site are considered to be harmful to the architectural character and appearance of the listed building and its setting. As such, enforcement action may be taken to address this matter if the existing unauthorised windows are not removed and replaced with the

windows as specified in Condition 2 of this planning permission, within 12 months of the date of the decision.

- 3 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).
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 2021.

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