

Application ref: 2022/1259/P
Contact: Kate Henry
Tel: 020 7974 3794
Email: Kate.Henry@camden.gov.uk
Date: 26 April 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

ASTRASEAL
Astra Seal House
Finedon Road Industrial Estate
Wellingborough
Northants
NN8 4EX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Nos. 1-4, 6-8, 11-17, 19 Fleet Square and 11 Wells Square
London
WC1X**

Proposal:

Installation of replacement metal windows on all elevations

Drawing Nos: 21021/01; 21021/02; 21021/03; 21021/04; 21021/05; Design & Access Statement, dated Jan 2022; EcoFutural product details (undated); EcoFutural cross-section C21; EcoFutural cross-section C23; EcoFutural cross-section C26; EcoFutural cross-section C28; Smart alitherm product details (undated)

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: 21021/01; 21021/02; 21021/03; 21021/04; 21021/05; Design & Access Statement, dated Jan 2022; EcoFutural product details (undated); EcoFutural cross-section C21; EcoFutural cross-section C23; EcoFutural cross-section C26; EcoFutural cross-section C28; Smart alitherm product details (undated).

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission-

Planning permission is sought to replace windows at a number of properties at Fleet Square and Well Square. Existing painted timber and uPVC windows will be replaced with white powder-coated aluminium windows on front and rear elevations.

The replacement windows will occupy the same openings but will differ in terms of opening method and glazing bar placement. Their overall design, frame thicknesses and proportions are however similar to the existing ones. The replacement windows will have improved thermal efficiency and will offer improved security and ventilation to residents.

It is considered that the replacement windows would not cause harm to the character and appearance of the host properties involved, the terraces to which the relevant buildings form a part, or the wider area.

The proposal by its nature would not cause any harm to neighbouring residential amenity.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with Policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the provisions of the National Planning Policy Framework 2021.

- 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, 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 (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