

Application ref: 2022/0590/P  
Contact: Obote Hope  
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Date: 8 July 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](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Frankham Consultancy  
Irene House  
7b Five Arches Business Park  
Maidstone Rd  
Sidcup  
DA14 5AE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A**  
**133 Sumatra Road**  
**London**  
**Camden**  
**NW6 1PL**

Proposal:

Replacement of the existing single glazed timber framed windows with new double glazed windows and the installation of new doors to the front and rear elevations.

Drawing Nos: 228021-FCG-XX-XX-RP-B-0407-S2-P01; 2200 REVP02; 1000 REVP01; 2403 REVP01; 2404 REVP01; 2400 REVP01 and 2401 REVP01.

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; 228021-FCG-XX-XX-RP-B-0407-S2-P01; 2200 REVP02; 1000 REVP01; 2403 REVP01; 2404 REVP01; 2400 REVP01 and 2401 REVP01.

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 planning permission:

Planning permission is sought for the replacement of all the timber sash windows to the front and timber hung casement windows to the rear elevations with double glazed timber sash/casement windows to the front and rear elevations that would match as closely as possible the existing in terms of materials, colour, design, opening methods and proportions.

While it is recognised that there would be some degree of increased thickness to glazing bars and frames in order to accommodate double glazed panes, in this instance, the use of suitably designed units are considered to be appropriate and sensitive changes unlikely to alter or detract from the character and appearance of the host building or the wider area. As such, the proposal is considered to be acceptable.

The existing double glazed single panel door would be replaced to the front elevation with composite four panel door. The existing double glazed composite uPVC door to the rear would also be replaced with composite door with double glazed upper vision panel. The proposed doors would provide improved energy performance as well as reducing the carbon emissions and improve the adaptability and 'life' of the building which is welcomed. The design would be appropriate to the host building setting. Thus, the proposal would preserve the design and appearance of the host building.

There are no amenity concerns as the proposal involves the replacement of windows located in the same positions as existing.

The site's planning and appeals history has been taken into account when coming to this decision. No responses were received following statutory consultation.

As such, the proposal is in general accordance with policies A1 and D1 of the Camden Local Plan 2017, Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015, the London Plan 2021 and the National Planning Policy Framework 2021.

2. 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.

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](http://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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name of the Chief Planning Officer.

Daniel Pope  
Chief Planning Officer