

Application ref: 2022/0633/P  
Contact: Fast Track GG  
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Email:  
Date: 26 October 2022

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

Phone: 020 7974 4444

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Frankham Consultancy  
7B Five Arches Business Estate  
Maidstone Road  
Sidcup  
DA14 5AE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**199 Sumatra Road  
London  
NW6 1PF**

Proposal:

Replacement of all existing single glazed timber windows and doors with new double glazed timber windows and doors.

Drawing Nos: 1000 S4 Rev. P01; 2200 S4 Rev. P02; 2400 S4 Rev. P01; 2401 S4 Rev. P01; 2402 S4 Rev. P01; 2403 S4 Rev. P02; 2404 S4 Rev. P02; 2405 S4 Rev. P02; 2406 S4 Rev. P01; Integrated Glazing Bar Window Detail and Typical Weight Balance Sash Slimlite Window.

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: 1000 S4 Rev. P01; 2200 S4 Rev. P02; 2400 S4 Rev. P01; 2401 S4 Rev. P01; 2402 S4 Rev. P01; 2403 S4 Rev. P02; 2404 S4 Rev. P02; 2405 S4 Rev. P02; 2406 S4 Rev. P01; Integrated Glazing Bar Window Detail and Typical Weight Balance Sash Slimlite Window.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed replacement windows and doors would match as closely as possible the existing windows and doors in terms of materials, design, opening methods and proportions.

There would be some degree of increased thickness to the frames/glazing bars in order to accommodate the double-glazed panes; however, in this instance, the use of suitably designed slim-line units are considered to be an appropriate and sympathetic change which would preserve the character and appearance of the host building.

In sustainability terms, double-glazed units are noted as having the potential to reduce energy costs, provide more thermal efficiency and insulation, offset the need for powered heating and so reduce carbon emissions, and allow for passive flow of ventilation.

There are no amenity concerns to neighbouring properties given the proposal would replace existing building features and fenestration.

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

As such, the proposal is in general accordance with policies A1, CC1 and D1 of the Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. 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](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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully



Daniel Pope  
Chief Planning Officer