

Application ref: 2022/2891/P  
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Date: 14 December 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)

4D Planning  
86-90 Paul Street  
3rd Floor  
London  
EC2A 4NE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flats 2, 6, 7, 8, 11, 12, 14, 17, 18, 20, 21, 22, 23, 24, 27, 31, 40, 42, 45 and 46**  
**Kingswood Court**  
**48 West End Lane**  
**London**  
**NW6 4SU**

Proposal:

Replacement of existing single glazed timber, steel, aluminium and uPVC windows with new aluminium polyamide double glazed windows to 20 flats and all communal areas  
Drawing Nos: Site Location Plan, 4D264 E01, 4D264 P01, 4D264 E02, 4D264 P02, 4D264 E03, 4D264 P03, 4D264 E04, 4D264 P04, 4D264 E05 rev A, 4D264 P05 rev A, 4D264 E06 rev A, 4D264 P06 rev A, 4D264 E07, 4D264 P07, 4D264 E08 rev A, 4D264 P08 rev A, 4D264 E09, 4D264 P09, Planning Statement,

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, 4D264 E01, 4D264 P01, 4D264 E02, 4D264 P02, 4D264 E03, 4D264 P03, 4D264 E04, 4D264 P04, 4D264 E05 rev A, 4D264 P05 rev A, 4D264 E06 rev A, 4D264 P06 rev A, 4D264 E07, 4D264 P07, 4D264 E08 rev A, 4D264 P08 rev A, 4D264 E09, 4D264 P09, Planning Statement

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The proposals involve the replacement of a number of windows across all elevations on all floors of Kingswood Court. The existing windows are aluminium, steel, timber and uPVC. The proposed windows would be double glazed aluminium which are considered acceptable in the conservation area. The glazing pattern will match the existing ones and the overall design and proportions would be sympathetic to the existing fenestration of the host building. The proposed windows are thus considered acceptable and will not harm the appearance of the host building and streetscene.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the South Hampstead Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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

No objections have been 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 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and 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