

Application ref: 2022/3597/P
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Date: 28 December 2022

Development Management
Regeneration and Planning
London Borough of Camden
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www.camden.gov.uk/planning

Kay Moden
Flat 1, 23 Benbow Road
London
W6 0AU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
3A West End Lane
London
NW6 4NU

Proposal:

Replacement of 9 timber sash windows with uPVC double-glazed sash windows and 1 timber casement window with uPVC double glazed casement window, all on 1st and 2nd floors at front and rear.

Drawing Nos: 22-042-KM-A-101, 22-042-KM-A-102, 22-042-KM-A-103, 22-042-KM-A-104, 22-042-KM-A-105, 22-042-KM-A-106, 22-042-KM-A-107, Design and Access 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: 22-042-KM-A-101, 22-042-KM-A-102, 22-042-KM-A-103, 22-042-KM-A-104, 22-042-KM-A-105, 22-042-KM-A-106, 22-042-KM-A-107, Design and Access 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 policy D1 of the London Borough of Camden Local Plan 2017.

- 4 The window replacements to the front façade must be installed exactly in accordance with drawing 22-042-KM-A-107, with particular regard to the fenestration dimensions and designs and the thickness of glazing bars.

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.

The application site stands on the western side of the stretch of West End Lane between Kilburn High Road and Kilburn Place. The proposal affects the first and second floors of the building. The two buildings on either side of the host property have uPVC windows and also the ground floor flat at the host property has a uPVC sash window and therefore the materials of the proposed windows would be consistent with the rest of the terrace of which it is part.

The replacement double glazed windows would be fitted into the existing openings and be of high quality and almost identical in style, design and proportions to the existing windows. Therefore, it is considered that the proposed windows would preserve the character and appearance of the host property, terrace and the streetscape.

The windows at first and second floor are of two different designs, both of which will be replicated closely with the replacement units and therefore preserved. This change is proposed to enhance the thermal performance of the dwelling, as the current timber windows have deteriorated and are performing poorly.

The proposed replacement windows by their nature would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

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 and D1 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) 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

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

Daniel Pope
Chief Planning Officer