

Application ref: 2021/3619/P
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Date: 13 February 2023

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

KLEdesign
23 Bouverie Road
Chelmsford
CM2 0UD
England

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
59 Messina Avenue
London
NW6 4LG

Proposal: Installation of double glazed sash windows on the front, side and rear elevations and UPVC single glazed windows and door at ground floor level on the rear elevations following removal of single glazed timber framed windows and UPVC double glazed windows.

Drawing Nos: K2062-KLE-PP-DR-A-023; K2062-KLE-PP-DR-A-020 rev F; K2062-KLE-PP-DR-A-021 rev F; K2062-KLE-PP-DR-A-022 rev F; Typical spiral 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

K2062-KLE-PP-DR-A-023; K2062-KLE-PP-DR-A-020 rev F; K2062-KLE-PP-DR-A-021 rev F; K2062-KLE-PP-DR-A-022 rev F; Typical spiral balance sash slimlite window.

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.

The proposal originally included replacement of all sash timber windows with double glazed uPVC windows. This was considered unacceptable from a design and sustainability perspective. The proposal has been revised to include replacement double glazed timber framed sash windows on the front, side and rear elevation of the building apart from the ground floor rear elevations where existing timber framed windows and door would be replaced by uPVC windows and door. The replacement windows would match as closely as possible the existing windows in terms of materials, colour, design, and proportions. The existing uPVC framed casement windows on the front and rear elevations would be mainly replaced by timber framed double glazed sash windows which is a welcomed improvement and is considered to be a more appropriate material for this building.

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

It is noted that the use of uPVC is not normally considered acceptable due to its inappropriate appearance and inability to biodegrade. The tripartite window opening and windows and door opening on the ground floor rear elevation of the main building and the closet wing are currently single glazed timber casement windows and doors that will be replaced by a double glazed uPVC casement windows and door. The proportions and dimensions of the existing timber and new uPVC frames will be very similar, and this change would be barely perceivable from the existing window design. The windows and door are located at the rear of the property in a very discreet ground floor location and would therefore not be prominent from public views.

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 (through trickle vents).

Overall therefore, the doors and windows are considered acceptable as they would replicate the general appearance of timber and would not cause demonstrable harm to the appearance of the building or the character of the area. The doors and windows would also improve the thermal performance of the building which is a material planning consideration.

There are no amenity concerns in terms of daylight, sunlight, outlook or privacy given the nature of the proposal with the replacement of the existing 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, as well as with 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) 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 and title.

Daniel Pope
Chief Planning Officer