

Application ref: 2022/1302/P  
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Date: 14 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](mailto:planning@camden.gov.uk)

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Anglian Home Improvements  
National Administration Centre  
PO Box 65  
Norwich  
Norfolk  
NR6 6EJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**80 Constantine Road  
London  
NW3 2LX**

Proposal:

Replacement of all windows to front and rear by timber-framed double glazed windows. Drawing Nos: 30344185 existing and proposed elevations rev E, 30344185 sheet 1 of 16 rev D, 30344185 sheet 2 of 16 rev D, 30344185 sheet 3 of 16 rev D, 30344185 sheet 4 of 16 rev D, 30344185 sheet 5 of 16 rev E, 30344185 sheet 6 of 16 rev E, 30344185 sheet 7 of 16 rev D, 30344185 sheet 8 of 16 rev D, 30344185 sheet 9 of 16 rev D, 30344185 sheet 10 of 16 rev D, 30344185 sheet 11 of 16 rev D, 30344185 sheet 12 of 16 rev D, 30344185 sheet 13 of 16 rev D, 30344185 sheet 14 of 16 rev D, 30344185 sheet 15 of 16 rev D, 30344185 sheet 16 of 16 rev D, 303/44185 photo sheet, site location plan ref. 30342846, block plan ref. 303/42846; Heritage, 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:  
30344185 existing and proposed elevations rev E, 30344185 sheet 1 of 16 rev D, 30344185 sheet 2 of 16 rev D, 30344185 sheet 3 of 16 rev D, 30344185 sheet 4 of 16 rev D, 30344185 sheet 5 of 16 rev E, 30344185 sheet 6 of 16 rev E, 30344185 sheet 7 of 16 rev D, 30344185 sheet 8 of 16 rev D, 30344185 sheet 9 of 16 rev D, 30344185 sheet 10 of 16 rev D, 30344185 sheet 11 of 16 rev D, 30344185 sheet 12 of 16 rev D, 30344185 sheet 13 of 16 rev D, 30344185 sheet 14 of 16 rev D, 30344185 sheet 15 of 16 rev D, 30344185 sheet 16 of 16 rev D.

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 all existing windows with timber-framed double-glazed ones. Planning permission is required for the works due to an Article 4 Direction being in place which restricts permitted development rights.

The proposed replacement windows are all largely like-for-like, except for instances where they are reinstating the original window design, such as to the rear elevation where two one-over-one sash windows will be replaced by the traditional two-over-two sash windows to match the remainder of this elevation. Generally the glazing design, frame proportions and materials will be similar to existing.

The proposals have been revised to address officer concerns. The original proposal included UPVC window frames which were not considered acceptable for both design and sustainability reasons, and the applicant has responded by amending all windows to timber-frames which is welcomed. Timber is the traditional material for such a property, and will preserve and enhance the character and appearance of the building and this part of the Mansfield Conservation Area.

The design of the characterful front bay windows at ground and first floor window have also been revised multiple times to ensure the new windows match the originals as closely as possible. The window design and glazing bars

of these windows are an attractive and consistent feature of the majority of properties on the street, and where they have been replaced, this interrupts the uniformity and cohesion of the wider terrace. The like-for-like design will ensure this important design feature is preserved. Overall, the proposals are considered acceptable and would preserve and enhance the character and appearance of the host building and the Mansfield Conservation Area.

No new windows would be introduced and the replacement windows would be the same size as the existing. The development would therefore cause no harm to neighbouring amenity by way of loss of outlook, daylight or privacy.

No consultation responses were received, and the planning history of the site and surrounding area has been taken into account during the determination of the application.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area, under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies D1, D2 and A1 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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer