

Application ref: 2022/4761/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Phone: 020 7974 4444

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DP9
100 Pall Mall
St. James's
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
53-79 Highgate Studios
Highgate Road
London
Camden
NW5 1TL

Proposal:

Replacement of existing single glazed windows with double glazed units across all buildings; creation of new openings

Drawing Nos: 13683-A-ZZ-ZZ-21-200-01; 13683-A-ZZ-ZZ-21-201-01; 13683-A-ZZ-ZZ-21-202-01; 13683-A-ZZ-ZZ-21-203-01; 13683-A-ZZ-ZZ-21-204-01; 13683-A-ZZ-ZZ-21-205-01; 13683-A-ZZ-ZZ-21-200-02; 13683-A-ZZ-ZZ-21-201-02; 13683-A-ZZ-ZZ-21-202-02; 13683-A-ZZ-ZZ-21-203-02; 13683-A-ZZ-ZZ-21-204-02; 13683-A-ZZ-ZZ-21-205-02; Window replacement strategy (dated January 2023); Window replacement DAS (dated 31.10.22)

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: 13683-A-ZZ-ZZ-21-200-01; 13683-A-ZZ-ZZ-21-201-01; 13683-A-ZZ-ZZ-21-202-01; 13683-A-ZZ-ZZ-21-203-01; 13683-A-ZZ-ZZ-21-204-01; 13683-A-ZZ-ZZ-21-205-01; 13683-A-ZZ-ZZ-21-200-02; 13683-A-ZZ-ZZ-21-201-02; 13683-A-ZZ-ZZ-21-202-02; 13683-A-ZZ-ZZ-21-203-02; 13683-A-ZZ-ZZ-21-204-02; 13683-A-ZZ-ZZ-21-205-02; Window replacement strategy (dated January 2023); Window replacement DAS (dated 31.10.22)

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 and D2 of the London Borough of Camden Local Plan 2017, policies DC2 and DC3 of the Dartmouth Park Neighbourhood Plan 2020 and policies D3 and D4 of the Kentish Town Neighbourhood Plan.

- 4 Prior to commencement, a sample window demonstrating the proposed frame, colour, glazing and glazing bars shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved sample shall be retained on site until the work has been completed.

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 Camden Local Plan 2017, policies DC2 and DC3 of the Dartmouth Park Neighbourhood Plan 2020 and policies D3, D4 of the Kentish Town Neighbourhood Plan.

- 5 The development hereby approved shall divert at least 95% of demolition waste from landfill and comply with the Institute for Civil Engineer's Demolition Protocol and either reuse materials on-site or salvage appropriate materials to enable their reuse or recycling off-site. Prior to the commencement of each phase of replacement, a strategy that demonstrates how this will be achieved in accordance with the circular economy hierarchy shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to reducing waste and supporting the circular economy in accordance with the requirements of Policy CC1 of the London Borough of Camden Local Plan 2017, Camden Planning Guidance, and Policy SI 7 of the London Plan 2021.

Informative(s):

1 Reasons for granting permission.

Highgate Studios comprises a group of ten locally listed industrial buildings that date from the late 19th century.

The proposal is for the replacement of the current single-glazed crittal style windows (approximately 900 in total) with modern double-glazed crittal windows of similar, although not identical, design. The key motivation is to improve the thermal performance of the building as the existing units are single glazed and many are in poor condition resulting in higher energy use across the building group. Also proposed is the insertion of ground floor level windows and doors to the south elevation of plot H and the west elevation of Plot C.

Windows cover a large percentage of the elevations and therefore make an important contribution to the appearance and character of these buildings. There are a variety of different window types evident across the buildings, broadly crittal style high filigree windows and more modern windows with fewer panes of glazing. The new windows will all be of crittal style with filigree glazing. Where windows incorporate a brick arch, the new windows would respect this.

The key difference would be the colour change, from pale grey / white to dark grey; however, the proposed colour is considered to be appropriate. Inevitably there will also be difference as the window frame will need to be deeper to accommodate an additional sheet of glass, but it is considered this will be sufficiently subtle so as not to materially impact the overall appearance of the building. Given the wholesale replacement, there would not be a situation where a lighter toned single glazed window would be adjacent to a dark grey double-glazed unit so it would never be possible to make a direct visual comparison.

In certain locations the proposal would improve the existing character and appearance of the window and the subsequent contribution of the building to the streetscene. For instance, on Highgate Road which is the primary public realm facing elevation, there are a series of window openings at ground floor level with no glazing bars. The proposal would see these replaced with crittal style windows that help to unify these windows with the rest of the building. Also on Highgate Road, modern doors would have additional glazing bar detail added which would improve their proportions and allow them to better respect the architecture of the host building.

Where new door and window openings are proposed, these would be on inward facing elevations and the new openings would be appropriately positioned, proportioned and detailed so as to complement the existing character.

Overall, the proposals are not considered to bring about harm to the overall appearance of the locally listed buildings and their contribution to the local area. A sample of the window type proposed would be secured by condition so it can be viewed in situ prior to the wholesale replacement.

There are energy and sustainability considerations of the proposal given the

scale of replacement. The applicant has submitted information to demonstrate that the existing EPC ratings for the Highgate Studios buildings range from B to G and with the new windows in place (plus additional refurbishment alterations) the buildings would achieve A to B ratings. Secondary glazing was considered but discounted on the grounds that it would still result in embodied carbon generation but with decreased thermal performance. Furthermore, effective secondary glazing would involve a sealed system that would prevent windows being openable and natural ventilation.

The applicant has compared whole window u-values for different options (the lower the value the better the performance). The existing single glazing is 5.7 compared to the proposed replacement at 1.4. Sealed secondary glazing would result in u-values of between 1.6-1.7. Part L Limiting value for new or replacement glazing is 1.6.

- 2 The replacement of windows on such a scale will result in a substantial amount of potential waste. Policy SI7 'Reducing waste and supporting the Circular Economy' of the London Plan aims to minimise waste via reuse or recycling. The applicant has started to explore reuse and recycling options for the removed windows. Opportunities include reuse in community projects or as design / landscaping features. A condition will be attached that requires the submission of a reuse and recycling strategy prior to the removal of window units.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The new openings would be on inward facing elevations at ground floor level and not in close proximity to any residential use.

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, CC1, CC2, CC5, D1 and D2 of the Camden Local Plan 2017, policies DC2 and DC3 of the Dartmouth Park Neighbourhood Plan 2020 and policies D3 and D4 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 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 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.

- 5 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>.

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



Daniel Pope
Chief Planning Officer