

2025/1269/P

Kingswood Court, 48 West End Lane



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2025/1269/P

Kingswood Court, 48 West End Lane

Photos and Plans



Fig 1. Aerial view of Kingswood Court, 48 West End Lane.



Fig 2. Photo of previous entry doors (left) and as-built entry doors (right) for the East and West Block entrances.

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Kingswood Court, 48 West End Lane

Photos and Plans



Fig 3. Location of West Block entry doors (circled in red).



Fig 4. Location of East Block entry doors (circled in red).

Delegated Report (Members Briefing)		Analysis sheet N/A / attached		Expiry Date: 19/05/2025			
				Consultation Expiry Date: 27/04/2025			
Officer			Application Number(s)				
Daren Zuk			2025/1269/P				
Application Address			Drawing Numbers				
Kingswood Court 48 West End Lane London NW6 4SU			See draft decision notice				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Retrospective replacement of single-glazed timber entrance doors with double-glazed aluminium units.							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	02	No. of objections	02
Summary of consultation responses:		Site Notice: displayed from 28/02/2025 – 27/04/2025 Press Notice: displayed from 02/04/2025 – 26/04/2025 Two responses objecting to the proposal were received following statutory consultation. These are summarised below: <ul style="list-style-type: none"> • Removal of period features with door replacements which are suited for commercial use. • Doors look out of place compared to other apartment blocks in the area. • Doors do not meet modern access regulations and not suited for residential use. 					

	<ul style="list-style-type: none"> Window renovations have occurred throughout the building, doors should follow the design of replacement windows. Replacement doors should be similar to previous and mimic the original design and material. <p>Officer's Response:</p> <ul style="list-style-type: none"> <i>The suitability of the design and materiality of the as-built doors is discussed in Section 3 (Design and Conservation).</i> <i>Impact of the works on the host building and wider area are discussed in Section 3 (Design and Conservation).</i> <i>The replacement doors are the same dimensions as the previous doors and there is no loss of accessibility for users.</i>
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<p>Combined Residents' Association of South Hampstead (CRASH)</p>	<p>An objection was received from CRASH. Their reasons for objecting are summarized below:</p> <ul style="list-style-type: none"> Objection of the removal of period features within the South Hampstead Conservation Area and replacement with unsympathetic modern doors. Double-glazed "like-for-like" timber replacements should have been used instead, thus retaining the building's period appearance. <p>Officer's Response:</p> <ul style="list-style-type: none"> <i>The suitability of the design and materiality of the as-built doors is discussed in Section 3 (Design and Conservation).</i> <i>Impact of the works on the host building and wider area are discussed in Section 3 (Design and Conservation).</i>
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Site Description

The subject site comprises a five-storey block of flats (circa 1930s) located on the east side of West End Lane, north of the junction with Quex Road. It is located within the South Hampstead Conservation Area and is noted as being a neutral contributor within the Conservation Area Appraisal and Management Strategy.

Relevant History

- 2022/2891/P** – 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. **Granted 14/12/2022**
- 2023/1567/P** – Replacement of windows and doors with new aluminium double glazed windows and doors. **Granted 09/06/2023**
- 2023/4005/P** – Replacement of existing single glazed timber, steel, aluminium and uPVC windows with aluminium polyamide double glazed windows to 4 flats (Flats 1, 4, 34 & 35). **Granted 30/01/2024**

2024/3255/P – Replacement of existing steel, aluminium, UPVC and timber windows and doors with double glazed aluminium windows and doors to 17 flats (Flats 3, 5, 10, 15, 16, 21, 25, 26, 30, 32, 33, 36, 37, 41, 43, 44 and 47). **Granted 30/09/2024**

National Planning Policy Framework (2024)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Amenity
- D1 Design
- D2 Heritage

Draft Camden Local Plan

The Council published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation in January 2024 (DCLP). Responses to the consultation and a Submission DCLP (updated to take account of the responses) will be reported to Cabinet on 2 April 2025, and to the Council on 7 April 2025.

The Council is recommended to agree the Submission DCLP for publication and submission to the government for examination (following a further period of consultation).

The DCLP is a material consideration in the determination of planning applications but still has limited weight until the Council has made a decision on the Submission DCLP. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

South Hampstead Conservation Area Character Appraisal and Management Strategy (2011)

Assessment

1. Proposal

- 1.1. Retrospective planning permission is sought for the replacement of the existing timber framed double entry doors with double-glazed aluminium framed units to the East and West Block entrances

2. Assessment

- 2.1. The material considerations for this application are as follows:

- Design and Conservation
- Amenity

3. Design and Conservation

- 3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality which improves the function, appearance, and character of the area. Camden's Local Plan Document is supported by Supplementary Planning Guidance CPG (Design). Local Plan Policy D2 states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.
- 3.2. Retrospective planning permission is sought for the replacement of single-glazed timber framed doors with double-glazed aluminium framed units to both the East and West Block entrances along the southern elevation of the block. It is noted that the entrance doors are not visible from public views along West End Lane and are only visible from within the private car park.
- 3.3. The previous single-glazed timber doors had poor thermal performance and were regarded as being at the end of their usable life. The replacement doors, although of a slightly different design than the original doors, are not considered to harm the character of the host building given their lack of visibility from the street. The doors are simple and modern in design and will not clash with the design intent of the host block. The use of aluminium is considered acceptable given the planning history which includes installation of new double-glazed aluminium framed windows for individual flats within the block. Given the location and lack of visibility of the entry doors from West End Lane, the replacements are not considered to unduly impact the character of the South Hampstead Conservation Area and are thus acceptable.
- 3.4. The proposal would preserve the character and appearance of the Conservation area overall. The council has had special regard to the desirability of preserving the character and appearance of the South Hampstead Conservation Area.

4. Amenity

- 4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, and implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 4.2. Given the nature and location of the works, they will not result in any negative impact to the amenity of neighbouring occupiers with regards to loss of daylight/sunlight, outlook, or privacy. The replacement doors do not harm the living conditions or the amenity of the users of the building.

5. Conclusion and Recommendation

- 5.1. 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 Draft Camden Local Plan, the London Plan 2021, and the National Planning Policy Framework 2024.
- 5.2. It is recommended the application be granted conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 12th May 2025, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2025/1269/P
Contact: Daren Zuk
Tel: 020 7974 3368
Email: Daren.Zuk@camden.gov.uk
Date: 1 May 2025

Development Management
Regeneration and Planning
London Borough of Camden
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Judd Street
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WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Kingswood Court (West End Lane) Ltd
Flat 46, Kingswood Court
48 West End Lane
London
NW6 4SX

Dear Sir/Madam

DRAFT
DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Kingswood Court
48 West End Lane
London
NW6 4SU

Proposal: Retrospective replacement of single-glazed timber entrance doors with double-glazed aluminium units.

Drawing Nos: 23-03-25/P1 A, 29-005/P2 A, 23-03/25/P3 A, 23-03-25/P4 A, Location Plan, Design and Access Statement, As-built door details and specifications 'Alumax 700' by Maximum

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:

23-03-25/P1 A, 29-005/P2 A, 23-03/25/P3 A, 23-03-25/P4 A, Location Plan, Design and Access Statement, As-built door details and specifications 'Alumax 700' by Maximum

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 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).
- 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 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.

- 4 Biodiversity Net Gain (BNG) Informative (1/2):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold.

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
 - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
 - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
 - The application is a Householder Application.
 - It is for development of a "Biodiversity Gain Site".
 - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
 - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

5 Biodiversity Net Gain (BNG) Informative (2/2):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990
If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

[https://www.gov.uk/appeal-planning-decision.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully

Chief Planning Officer

DECISION