

Mr. Angus Milne  
A. Milne  
10 Ray Street  
Maidenhead  
Berks  
SL6 8PW

Application Ref: **2014/7593/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

27 January 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**11 Dennington Park Road**  
**London**  
**NW6 1BB**

Proposal:  
Replace single glazed timber framed window with double glazed UPVC to front elevation.  
Drawing Nos: Site location plan, Block plan, front elevation and proposed details plan, photographs.

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 All new external work for the walls around the proposed replacement windows 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 [and DP25 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan, Block plan, front elevation and proposed details plan, photographs.

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

The proposed windows would replace the existing which are considered to be in a poor state of repair and inefficient to store heat within the existing building.

The proposed windows from timber to double glazed UPVC would not enlarge nor alter the size or opening method of the existing windows. The design and materials would match the fenestration of the existing building and some others in the street which is relatively mixed in terms of framing materials.

The replacement windows on the lower ground, ground and first floor in this location are considered not harmful to the character or appearance of the building or the street scene in a non-designated area.

Due to its nature and location, it would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of privacy.

39 neighbours have been consulted, there is 1 letter of support and no objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2011; and paragraphs 14, 17 and 55 -66 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
Director of Culture & Environment