

Mr. Robert Morfield
Morfield Everest
Merrybrook Broxmead Lane
Bolney
West Sussex
RH17 5RG

Application Ref: **2014/7858/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

16 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
15 Akenside Road
London
NW3 5BT

Proposal:
Replacement of existing double glazed upvc windows with new double glazed aluminium framed windows and replacement front and rear entrance timber door sets.
Drawing Nos: Existing Drawings: WDP106 RevB,WDP108.

Proposed Drawings: WDP007 Rev A.

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:

WDP007 Rev A.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed replacement windows would be aluminium framed windows and replacement entrance door sets.

The existing to be are UPVC and the frames are of the thickness of 125mm, the new windows would have a thickness of 108mm on the flank elevations. The proposed windows on the front and rear would have a substantially reduced thickness and therefore less prominent in appearance. There would not be any additional windows, and the casement would remain the same as the existing.

The replacement timber door set is considered to make a minor alteration to the entrances which would set the arrangement altered to create more glazing, his is considered to preserve the existing appearance of this section of the building.

Such works would have no impact on the amenity of any adjoining occupiers.

The planning history of the site were taken into account when coming to this decision. 36 neighbouring occupiers were consulted on the application. No objections were received prior to making this decision.

The proposal is considered to be an enhancement the character and appearance of the conservation area, appearance of the host building, street scene and the Fitzjohns Netherhall Conservation Area because of the design and materials proposed.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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, DP25 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, 55 -66 and 126 -141 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