

Mr. Roger Mahoney  
Brodie Plant Goddard  
Holmbury House  
Dorking Business Park  
Station Road  
Dorking  
Surrey  
RH4 1HJ

Application Ref: **2014/7503/P**  
Please ask for: **Simon Vivers**  
Telephone: 020 7974 **4206**

25 February 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**166 & 170-178 Eversholt Street**  
**London**  
**NW1 1BL**

Proposal: Replacement of single glazed windows with double glazed windows.  
Drawing Nos: 3688/PL00, 3688/PL01, 3688/PL02, 3688/PL03, 3688/PL04, 3688/PL05,  
Design and Access Statement (prepared by Brodie Plant Goddard)

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 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 and document: 3688/PL00, 3688/PL01, 3688/PL02, 3688/PL03, 3688/PL04, 3688/PL05, Design and Access Statement (prepared by Brodie Plant Goddard).

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

#### Informatives:

- 1 Reason for granting

The proposal affects six properties, and seeks to replace single glazed windows with double glazed units. Minor windows on the north-eastern (rear) façade are proposed to remain unchanged. The design, colour and material of the proposed windows are identical to those existing (inclusive of any minor differences in window style between each property), therefore maintaining the established character of the subject properties and the immediate area.

The site's planning and appeal history has been taken into account when coming to this decision. No objections were received in response to statutory notification.

As such, the proposed development is in general accordance with policies CS5, CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 2 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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson  
Director of Culture & Environment