

Mrs Joanna Tsourou
Flat B Radley House
Park Road
Marylebone
London
NW1 6DN

Application Ref: **2015/0211/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

4 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
61 Avenue Close
Avenue Road
London
NW8 6DA

Proposal:
Replace metal frame windows with white UPVC (Class C3)
Drawing Nos:

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 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 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 no BS EN 14351

Reason:

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

Informative(s):

- 1 Reason for granting permission

The dwelling is a basement flat located in a part of the block of flats hidden from the street scene and the views from other flats. The proposed replacement of no 5 metal window frames with PVC windows would match the existing dimensions of the windows without altering their size and form.

Guidance in CPG1 design, section 4.7 states, "new windows should match the originals as closely as possible in terms of type, glazing patterns and proportions, opening method, materials and finishes, detailing and the overall size of the window opening". "Where steel is the traditional window material, steel replacements will be sought whenever possible" alongside guidance in CPG3 Sustainability. Neighbouring properties have PVC windows and it was observed that the majority of the other flats on the block have PVC windows. The original and traditional metal frame windows are in the minority on the block of flats and although contrary to Camden Planning policy, the existing context of neighbouring properties having PVC windows and the isolated and hidden nature of the site is a strong material consideration, considered to be grounds for approval.

Submitted information with application states the proposed PVC windows would be an indicative BFRC rating A considered the highest energy efficiency rating complying with guidance in CPG3 Sustainability.

A site notice has been displayed and the management agents of the flats have been notified, no objections have been received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development would not create harm to the character and design of the site within its location considered to accord 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, 56-66 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