

Mr Jeff Gillett
The Gillett Macleod Partnership
1 High Road
Old Eastcote
Pinner
London
HA5 2EW

Application Ref: **2014/7806/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

19 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
65 Hillfield Road
London
NW6 1QB

Proposal:

Replacement of existing windows with double glazed uPVC windows to the ground and first floor of the front elevation and to the first floor and outrigger towards the rear elevation.

Drawing Nos:

Existing: 14/2812/1,3,4,5, Site location plan.

Proposed: 14/2812/6,7, window specifications and details received via email 26th January 2015.

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:

14/2812/; 6,7, window specifications and details received via email 26th January 2015.

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 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.

Informative(s):

- 1 Reasons for granting planning permission.

The proposed replacement windows to the front and rear elevations and outrigger at ground and first floor are considered to be acceptable in design terms as it would give a degree of uniformity in terms of materials. The number and size of window openings would not be increased.

The site is located outside a conservation area and the property is not listed. The proposed alterations are not considered harmful to the character or appearance of the building or the street scene.

There are similar examples of uPVC framed windows with similar opening methods on the same street and in nearby streets including Achilles Road, Norman Terrace, Agamemnon Road and Chomley Gardens.

There would be no impact on the amenity of neighbours in terms of overlooking, loss of light or sense of enclosure .

Two objections have been received prior to making this decision raising concerns over the use of Upvc and insufficient details of the windows. As there are other examples of permission granted for Upvc windows in the street and the property is not located within a conservation area it is considered that the use of Upvc is acceptable. It is also considered that sufficient information has been provided to determine this application. The site's planning history has been taken into account

when coming to this decision.

As such, the proposed development is in general accordance with policy CS5 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 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