

Mr Dominic Rockman  
Ground Floor and Basement Mais.  
153 Sumatra Road  
London  
NW6 1PN

Application Ref: **2014/6274/P**  
Please ask for: **Neil Luxton**  
Telephone: 020 7974 **6552**

9 April 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**1st and 2nd Floor**  
**53 Chalk Farm Road**  
**London**  
**NW1 8AN**

Proposal: Installation of new front and rear doors and windows

Drawing Nos: PL7809-01; PL7809-03; PL7809- 02 C; PL7809-04 C; Detailed drawings of windows dated 26.03.15; Ordnance Survey Plan

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 -PL7809-01; PL7809-03; PL7809- 02 C; PL7809-04 C; Detailed drawings of windows dated 26.03.15; Ordnance Survey Plan

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

Informative(s):

- 1 Reasons for granting permission.

The proposal has been revised post-submission from upvc to timber replacement openings. The second floor front window has been revised to reflect that of the adjoining building No 52 Kentish Town Road. The host building and area are not subject to any designations based on design and character. Much of the proposed changes are at the rear of the building and thus not visible from public places and the proposal now uses materials that reflect those existing both in the original house and immediate area. The terrace of which No. 53 is part has undergone alterations to both front and rear elevations and this has resulted in a degree of inconsistency. In the light of these considerations, the proposal is considered to be acceptable in design terms.

Due to their nature (replacement and not enlargements) and location (in existing locations and not directly overlooking neighbour windows), the proposed windows and doors would not significantly impact on the amenity of any adjoining residential occupiers in terms of loss of light, outlook, enclosure, privacy or the like.

No objections have been received. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such the proposed development is in general accordance with policy 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. The proposal also accords with policies 7.4 and 7.6 of The London Plan March 2015, consolidated with alterations since 2011 and paragraphs 14, 17 and 56-68 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