

Mr. Jonathan Webber  
Hunter & Partners Ltd  
Hunter Partners Ltd  
Space One  
Beadon Road  
London  
W6 0EA

Application Ref: **2014/7764/P**  
Please ask for: **Neil Luxton**  
Telephone: 020 7974 **6552**

5 May 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**71- 79 Hartland Road**  
**London**  
**NW1 8DE**

Proposal:  
Replacement of existing timber sash windows and timber casement windows. Supply and install Heron Joinery Cords & Weight Sliding Sash and Heron Joinery Flush Casement to front elevation, rear and flank elevations. Replacement of existing timber side hung doors. Supply and install new timber side hung doors under the LHC arrangement for Timber Window & Door Products (TW3) to rear elevation.

Drawing Nos: 68-58; G8544 Hartland Road OS Map; G8544-SUR001; G8544-SUR001-REV A; G8544-SUR002 (Existing); G8544-SUR002 (Proposed); G8544-SUR003 (Existing); G8544-SUR003 (Proposed); Design and Access Statement; EG58CW\_001

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 : 68-58; G8544 Hartland Road OS Map; G8544-SUR001; G8544-SUR001- REV A; G8544-SUR002 (Existing); G8544-SUR002 (Proposed); G8544-SUR003 (Existing); G8544-SUR003 (Proposed); Design and Access Statement; EG58CW\_001

Reason:

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposal concerns the replacement of the existing timber sash windows and timber casement windows with sliding sash and heron joinery flush casement windows to the front, flank and rear elevations; replacement of the existing timber side hung doors with new timber side hung doors on the rear elevation. The application site is a set of properties within a terrace that runs from no.69 to 81. It is not designated and does not lie within a conservation area. Although most of the windows would be visible from a street and the site is quite prominent in its context, occupying a corner, they are felt to preserve the character and appearance of the host building and area by using matching materials and styles to the existing openings. The proposal has been considered by a Senior Conservation Officer and found to be acceptable.

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

The application was advertised by site notice and 19 neighbours were consulted. One letter was received, writing in support of the proposal.

As such the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy

and policies DP24 & DP26 of the London Borough of Camden Local Development Framework. The proposal also accords with policies 7.4 & 7.6 of The London Plan March 2015, consolidated with alterations since 2011 and paragraphs 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 Noise and Licensing Enforcement Team, 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