

Ms Josie Venning
Hawkins\Brown
159 St John Street
London
EC1V 4QJ

Application Ref: **2015/0316/P**
Please ask for: **Tendai Mutasa**
Telephone: 020 7974 **2353**

7 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
1-70 Broadfield Lane
London
NW1 9YR

1-30 Allensbury Place
London
NW1 9YR

Proposal:
Replacement of all windows on all elevations of Broadfield Lane and Allensbury Place residential blocks within Maiden Lane Estate.

Drawing Nos: Site Location Plan, 1518_DWG_PL_00, 1518_DWG_PL_001, 1518_DWG_PL_002, 1518_DWG_PL_003, 1518_DWG_PL_004, 1518_DWG_PL_005, 1518_DWG_PL_020, 1518_DWG_PL_021, 1518_DWG_PL_022, 1518_DWG_PL_023, 1518_DWG_PL_024, 1518_DWG_PL_025, 1518_DWG_PL_026, 1518_DWG_PL_028, 1518_DWG_PL_029, 1518_DWG_PL_030, 1518_DWG_PL_031, 1518_DWG_PL_032, 1518_DWG_PL_200, 1518_DWG_PL_201, 1518_DWG_PL_202, 1518_DWG_PL_220, 1518_DWG_PL_221, 1518_DWG_PL_222, 1518_DWG_PL_223, 1518_DWG_PL_224, 1518_DWG_PL_225, 1518_DWG_PL_226, 1518_DWG_PL_228, 1518_DWG_PL_229, 1518_DWG_PL_230, 1518_DWG_PL_231 and 151_DWG_PL_232.



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: Site Location Plan, 1518_DWG_PL_00, 1518_DWG_PL_001, 1518_DWG_PL_002, 1518_DWG_PL_003, 1518_DWG_PL_004, 1518_DWG_PL_005, 1518_DWG_PL_020, 1518_DWG_PL_021, 1518_DWG_PL_022, 1518_DWG_PL_023, 1518_DWG_PL_024, 1518_DWG_PL_025, 1518_DWG_PL_026, 1518_DWG_PL_028, 1518_DWG_PL_029, 1518_DWG_PL_030, 1518_DWG_PL_031, 1518_DWG_PL_032, 1518_DWG_PL_200, 1518_DWG_PL_201, 1518_DWG_PL_202, 1518_DWG_PL_220, 1518_DWG_PL_221, 1518_DWG_PL_222, 1518_DWG_PL_223, 1518_DWG_PL_224, 1518_DWG_PL_225, 1518_DWG_PL_226, 1518_DWG_PL_228, 1518_DWG_PL_229, 1518_DWG_PL_230, 1518_DWG_PL_231 and 151_DWG_PL_232.

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

Informative(s):

- 1 Reason for granting permission

The proposed new double glazed engineered timber windows will replace the existing single glazed windows which are in a poor state. This replacement, with minor changes in glazing design, is considered to be acceptable in design terms as it is sympathetic to the character and appearance of the host building and overall estate. Whilst there is some variation between the existing and proposed windows, this is considered to be a 'de minimis' change which would not cause harm to the external appearance of the building. There would be no increase in glazing and thus would have no harmful impact on amenities of neighbours through additional

overlooking.

No objections have been received prior to making this decision. The site's 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 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 March 2015, consolidated with alterations since 2011; and paragraphs 14, 17 and 56-66 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.
- 3 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).

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