

Mrs Lili Griem
TG Studio
10 Rathbone Place
London
W1T 1HP

Application Ref: **2015/1185/P**
Please ask for: **Tendai Mutasa**
Telephone: 020 7974 **2353**

14 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
1a Well Road
London
NW3 1LJ

Proposal:

Replacement of existing single glazed painted timber sash and casement windows with hardwood double glazed sash and casement windows to the front facade and alterations to the front door to include addition of an over light.

Drawing Nos: Site Location Plan, AA P131 EX-EL-010, AA P131 EX-EL-110, P131 EX-FF-000, P131 EX-FF-001, P131 EX-101, P131 FF-100 and Design and Access Statement dated 22/02/2015

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 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 and DP25 if in CA 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, AA P131 EX-EL-010, AA P131 EX-EL-110, P131 EX-FF-000, P131 EX-FF-001, P131 EX-101, P131 FF-100 and Design and Access Statement dated 22/02/2015

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed replacement windows would be timber sashes at the front, and so are appropriate in terms of material. They are of the same configuration as the existing windows and positioned in the same openings. The frames and glazing bars are the same widths as existing, and the proposed windows would have the same relationship with their reveals and thereby accord with Camden Planning Guidance. The enlargement of the door opening with the introduction of an over light is also considered acceptable. As such the proposal is not considered harmful to the character or appearance of the host building, street scene or the Hampstead Conservation Area because of the traditional design and materials proposed.

The new windows and door would have no negative impact on the amenity of adjoining properties.

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

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under section 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan March 2015 consolidated with alterations since 2011, and paragraphs 14, 17, 56-66 and 126-141 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