

Mr Michael Eales  
Design Solutions  
561 Finchley Road  
London  
NW3 7BJ

Application Ref: **2015/1727/P**  
Please ask for: **Shane O'Donnell**  
Telephone: 020 7974 **2944**

27 May 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 2  
346 Finchley Road  
London  
NW3 7AJ**

Proposal:

Enlargement of existing window and installation of an additional window.  
Drawing Nos: 101 Rev 01, 110 Rev 01, Location 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 and DP25 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 101 Rev 01, 110 Rev 01, Location Plan. .

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposed development is to enlarge an existing window and install an additional window in the side elevation of a first floor apartment. The proposed alterations are considered to have an acceptable impact upon the surrounding conservation area, and neighbouring amenities.

The application site is a converted dwellinghouse into multiple self-contained units within the Redington Frognal Conservation Area. The proposed window enlargement and window installation would be sited along the side elevation of the application building, set back from the front elevation by approximately 8 metres. Given the set back and the siting of the proposed windows on the side elevation of the building, it is considered the proposed alteration would not be out of keeping with the design of the host building or negatively impact upon Redington Frognal Conservation Area.

The development will have some negative impact in terms of the potential for creating additional overlooking of neighbouring amenities. In particular the proposed windows have the potential to create views into windows that service a kitchen, bedroom and living room at first floor level within No. 344 Finchley Road. However, the proposed additional window and the majority of the enlarged window are to be obscurley glazed helping address these privacy concerns. It is therefore not considered that the proposed development would have a negative impact on neighbouring amenities.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.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 policies 7.4, 7.6 and 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 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