

Mr Stephen Talbot
Andrews & Boyd
24 Old Burlington Street
London
W1S 3AW

Application Ref: **2015/2661/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

6 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
98 Finchley Road
London
NW3 5EL

Proposal: Replacement of existing concrete roof and ridge tiles with slate roof tiles and ornate ridge tiles, new timber cladding to upper part of south east elevation, and replacement of south east elevation double width casement window with single width casement window.

Drawing Nos: E001; E002; E003; E004; E005; E006; E008; P001; P002; P003; P004; P005.

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 The materials to be used for the development shall be as detailed in the application hereby approved, unless otherwise agreed in writing with the Local Planning Authority.

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: E001; E002; E003; E004; E005; E006; E008; P001; P002; P003; P004; P005.

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

Informative(s):

- 1 Reasons for granting permission.

Planning permission was granted for the same works in 2012 but the permission has expired. There have been no significant changes to the application site or the planning policy context since the last grant of planning permission which would now justify a different decision. The proposed works would improve the historic character and appearance of the building which would be to the benefit of the building and the wider area.

The replacement window on the south east elevation would not match the adjacent window in terms of size or design. However, there are a variety of window styles on the building, the replacement window is not in a prominent position and it is not considered that the works would detract from the character and appearance of the host building or the wider area.

The proposed works are considered to have no impact on the amenity of adjoining or nearby properties.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with Policies CS5 and 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. The proposed development also accords with Policies 7.4 and 7.6 of the London Plan 2015; and the provisions of paragraphs 14, 17, and 56-66 of the National Planning Policy Framework 2012.

- 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