

Mr. Kevin Manning  
Sovereign Group Ltd  
Vale Street  
Nelson  
Lancashire  
BB9 0TA

Application Ref: **2015/1082/P**  
Please ask for: **Yuyao Gong**  
Telephone: 020 7974 **3829**

17 July 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Barnes House**  
**9-15 Camden Road**  
**London**  
**NW1 9LQ**

Proposal:

Replacement of the original wooden frame vertical slider and casement windows with timber framed double glazed vertical sliders and casements

Drawing Nos: Site Location Plan, 0615/426-01, 0615/426-02, AW HATHAWAY ASSY SHEET 06, AW HATHAWAY ASSY SHEET 07, AW KINWARD ALI-TRACK ASSY SHEET 36

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 Site Location Plan, 0615/426-01, 0615/426-02, AW HATHAWAY ASSY SHEET 06, AW HATHAWAY ASSY SHEET 07, AW KINWARD ALI-TRACK ASSY SHEET 36.

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

Informative(s):

- 1 Reasons for granting permission

The proposed timber framed, double glazed windows would have similar external appearance as the existing wooden frame vertical slider and casement windows. It is considered that the design and materials of the proposed windows would be in keeping with the character and appearance of the host building and Camden Town Conservation Area. It is not considered that the proposed windows would have any unacceptable amenity impacts upon the neighbouring properties.

The planning history of the site has been taken into account when coming to this decision. One objection was received prior to making this decision regarding the original submission which proposed PPC windows. Amendment was received on 06/07/2015 which proposed timber windows instead. It is considered that the concern from the objection has been addressed.

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 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, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and CPG1 and CPG6 of the Camden Planning Guidance. 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 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