

Mr Shiraz Riaz
Everest Ltd
Everest House
Sopers Road
Hertfordshire
EN6 4SG

Application Ref: **2015/3415/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

6 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
19 Greenaway Gardens
London
NW3 7DH

Proposal:
Replacement existing single glazed timber windows all levels to the front and rear elevation with double glazed timber hardwood windows.

Drawing Nos: 2413/PP/01, 243/PP/02, 243/PP/03, 243/PP/04.

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 2413/PP/01, 243/PP/02, 243/PP/03 and 243/PP/04.

Reason:

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

Informative(s):

- 1 Reasons for granting permission

Planning consent is sought for the replacement of the existing single glazed timber casement windows with white hardwood double glazed windows to the front and rear elevations at ground and first floor levels. It is considered that the proposed windows would be acceptable in design and appearance and would not visually impact the host building or wider conservation area.

The proposed windows would match the design and characteristic features of the existing windows including the style dimension and the existing window opening at ground and first floor levels. However, the window frames would be thicker due to the hardwood and the additional glazing would be the only noticeable design between the proposed and the existing softwood windows. The proposed windows would reflect the original pattern of the fenestration of the host building without the need of enlarging the existing window openings.

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 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 and 7.6 of the London Plan March 2015, consolidated with alterations since 2011; 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