

Mr. Simon Hampton  
Oakley Hough Ltd  
The Barn  
Stebbing Farm  
Fishers Green  
Stevenage  
herts  
SG1 2JB

Application Ref: **2015/3093/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

13 August 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**95 Fitzjohn's Avenue**  
**London**  
**NW3 6NX**

Proposal:  
Alterations to front fenestration including replacement of timber balustrade at front second floor level with metal railings. Replacement of part of front boundary wall with metal railings.  
Drawing Nos: 714/01A, 714/02, 714/03, 714/04.

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 policies 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 714/01A, 714/02, 714/03, 714/04.

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

#### Informative(s):

- 1 Reasons for granting permission:

The proposal to replace multiple single glazed windows and door to the front elevation is considered acceptable as they will be replaced with the same style and material of window frame, ensuring the new development would match the appearance of the existing. The replacement of the white timber balustrade at second floor level to match the black metal railings of no.89 would help to balance the appearance with no.89. The properties were originally a matching pair on either end of the terrace of four properties and the replacement railing would help to reinstate a degree of symmetry to the terrace. The removal of the small painted timber balustrade at first floor level and the infill window would be acceptable as they appear to not be original features of the property. Their loss would help to reinstate the original front bay window, helping to preserve the character and appearance of the host property or wider conservation area. The replacement of the unstable front boundary wall with painted black metal railings will improve the appearance of the front boundary, and match the rest of the front boundary treatment.

The proposal also includes the replacement of single glazed windows with double glazed windows to the side and rear elevations with matching timber surrounds and window styles. Although this will see the loss of attractive stained glass windows to the side elevation, these windows are in a state of poor repair and there are limited views of these elevations from the public realm. Therefore, on balance, the proposals are considered to preserve and enhance the character and appearance of both the host property and the wider Fitzjohns Netherhall Conservation Area.

The proposals are not considered to cause any harm to the amenity of neighbouring occupiers in terms of a loss of outlook, privacy or daylight as they are replacing existing windows like for like.

No objections were received prior to making this decision. The site's planning history has been taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or

appearance of the conservation area, under s.72 (CA's) 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 2011; and Paragraphs 14, 17, and 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