

William Heritage
Heritage Design
17 St Mary's Road
Fillongley Coventry
Warwickshire
CV7 8EY

Application Ref: **2015/3175/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

13 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
9 Chenies Street
London
WC1E 7ET

Proposal: Replace all windows with timber frames and alterations to convert the windows to sash style across all elevations.

Drawing Nos: AW Kinward sections, AW HATHAWAY ASSY (Rev A), Location Plan, Photographs, Site Plan, 0515/423-01, 0515/423-02, 0515/423-03, 0515/423-04, 0515/423-05 & 0515/423-06

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: AW Kinward sections, AW HATHAWAY ASSY (Rev A), Location Plan, Photographs, Site Plan, 0515/423-01. 0515/423-02, 0515/423-03, 0515/423-04, 0515/423-05 & 0515/423-06

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

Informative(s):

- 1 Reasons for granting permission

The proposed replacement of the existing mixed uPVC and timber window frames with timber frames throughout is considered to be acceptable. The style of the windows on the top three floors would be altered from a three width window panel to a two width sash window style reflecting the existing windows on the lower levels of the building. The replacement of the windows with a sash design and timber frames accords with guidance in CPG1 and is considered an improvement in providing a more homogenous appearance for the building.

The windows are to be double glazed providing greater sustainability qualities for the building. The alterations to the design and materials of the windows would not alter the gross size of the windows maintaining the existing structural openings.

Neighbouring properties have been consulted and a site notice displayed and a public notice published in the local press. No objections have been received and five comments have been received in support of the planning application. The site's planning history and relevant appeal decisions were 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 of the listed buildings and Conservation Area Act 1990 as amended by the enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development would accord 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 2015; 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