

Mr Daniel Bailey  
Baily Garner  
146-148 Eltham Hill  
London  
SE9 5DY

Application Ref: **2015/2583/P**  
Please ask for: **James Clark**  
Telephone: 020 7974 **2050**

1 September 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**27 Minster Road**  
**London**  
**NW2 3SG**

Proposal:  
Replace existing front elevation windows with timber heritage range & replace rear windows with REHAU PVC, matching the existing styles. Replace the natural slate roof covering using Marley Eternit synthetic slates.  
Drawing Nos: Design & Access (Rev B), Drawing numbers 01, 20, 09, 10 (Rev A), 11, 12,13, 14 (Revised ) & 15 (Revised),

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 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 Drawing numbers 01, 20, 09, 10 (Rev A), 11, 12,13, 14 (Revised ) & 15 (Revised),

Reason:

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

Informative(s):

- 1 Reason for granting permission

The proposal seeks permission to replacement the existing windows on all elevations of the building including the rear window/door set. The windows frames would be replaced with like for like, timber heritage range to the front elevation and uPVC to the side and rear elevations, matching the existing styles. Guidance in CPG1 expects like for like window replacement of window frame materials, it is therefore considered that development accords with Camden planning policy.

The replacement of the existing natural roof slates with "Marley Eternit" synthetic slates would not represent a material change as the roof would not change in shape or increase in mass as a result of the development, considered to be acceptable. The site is located within the Fortune Green and West Hampstead Neighbourhood Plan, although yet to be adopted, the proposed window alterations are considered to be meet the principles and guidance in the neighbourhood plan.

12 neighbouring properties have been consulted, no objections have been received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development would not harm the character and design of the site within its location and is considered to accord with policies CS5 and CS14 of the London Borough of Camden Local development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the Fortune Green and West Hampstead Neighbourhood Plan, policies 7.4 and 7.6 of the London Plan 2015; and paragraphs 14, 17, 56-66 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