

Mr Damon Peddar  
22 Redfern Road  
London  
NW10 9LB

Application Ref: **2015/4187/P**  
Please ask for: **Nanayaa Ampoma**  
Telephone: 020 7974 **2188**

8 September 2015

Dear Sir

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 2  
Daphne Court  
56 Fitzjohn's Avenue  
London  
NW3 5LT**

Proposal:

Installation of 1x timber sash window to ground floor side elevation and replacement of 2x windows at rear lower ground floor level with timber double doors at existing flat (Class C3).

Drawing Nos: 150706/01, 150706/02, 150706/03, 150706/04, 150706/05, 150706/06, 150706/07, 150706/08, 150706/09, 150706/10 and 150706/11.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Conditions and Reasons:

- 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: 150706/01, 150706/02, 150706/03, 150706/04, 150706/05, 150706/06, 150706/07, 150706/08, 150706/09, 150706/10 and 150706/11.

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

#### Informatives:

- 1 Reason for granting permission.

The proposed fenestration changes would be to the property's rear and side elevations, all at lower ground level. The two larger windows at rear elevation will be altered to become doors and a new timber double sash window is proposed in place of the existing boiler room window. The proposed new doors and window would have the same width as their respective existing openings. The proposed works would not be visible at street level and at rear ground floor level would not be seen. The proposed fenestration changes would have relatively minimal impact on the character of the property and would not result in harm. The development would respect and preserve the conservation area and the historic building fabric in line with CPG1 and DP25.

Due to the position of the proposed works, the development would have no impact on any neighbouring property.

No objections have been received and the site's planning history was 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 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

In light of the above, the proposed development is in general accordance with policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London

Borough of Camden Local Development Framework Core Strategy (2010), and policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies (2010). The proposed development also accords with policies 7.4 and 7.6 of The London Plan (March 2015), consolidated with alterations since 2011 and paragraphs 56-61, 126-129 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