

Mr Anthony Clark
ParkerClark
3 Varden Street
London
E1 2AW

Application Ref: **2015/4151/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

2 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**13 Penn House
Rudall Crescent
London
NW3 1RR**

Proposal:
Replacement of existing rear and side windows with timber framed bifolding doors and replace the first floor timber screening with obscure glazed glass.

Drawing Nos: Design and access statement, Location Plan, 298100/PRO/01, 298100/PRO/02, 298100/PRO/03, 298100/PRO/04. 298100/PRO/05 & 298100/PRO/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 298100/PRO/01, 298100/PRO/02, 298100/PRO/03, 298100/PRO/04, 298100/PRO/05 & 298100/PRO/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 rear and side windows with timber framed bi-folding doors and the replacement of the first floor timber screening with obscure glass would be acceptable and in accordance with Camden Development plan policies.

The proposed folding doors are located to the rear of the property, hidden from street view and constructed in timber, reflecting guidance in CPG1. The removal of the timber screening panels on the first floor balcony area and replacement with obscure glazed glass would improve the quality of the screening and its setting. The obscure glass is not considered to have a detrimental impact upon the character of the conservation area or the setting of the adjacent listed building Penn Studio.

The screening would remain 1.3m in height and would not change the existing amenity conditions on the site according with DP26 of the development plan documents.

9 Neighbouring occupiers were consulted on the application. One comment has been received prior to making this decision making a comment neither in objection or support. The local CAAC initially objected to the application but have since retracted their opinion following acceptable amendments.

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 Areas Act 1990 as amended

by the enterprise and Regulatory Reform Act (EER) 2013.

As such, the proposed development is in general accordance with policy CS1, CS5, 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, 56-66 and 125-141 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