

TM Design & Build Ltd  
28-30 Cricklewood Broadway  
London  
NW2 3HD

Application Ref: **2015/5183/P**  
Please ask for: **Mandeep Chaggar**  
Telephone: 020 7974 **6057**

27 October 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**59 Bakers Passage**  
**London**  
**NW3 1RH**

Proposal:  
Like for like replacement of existing single glazed timber windows with timber double glazed units.

Drawing Nos: 59BKS-001, 59BKS-002, 59BKS-101 rev.A, 59BKS-102 rev.A, Location Plan, 59BKS-201

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 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

59BKS-001, 59BKS-002, 59BKS-101 rev.A, 59BKS-102 rev.A, Location Plan, 59BKS-201

Reason:

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

#### Informative(s):

- 1 Reasons for granting permission

The proposal is for the replacement of single existing single glazed windows with timber double glazed units. LDF Policy DP24 states that the Council will require all developments to be of the highest standard of design and will expect developments to consider the quality of the materials to be used. In doing so, proposals must preserve and enhance the character and appearance of the Borough's heritage assets and their settings. Camden Planning Guidance advises that where it is necessary to replace windows that are original or like in the style of originals they should be replaced like with like to preserve the character of the property and surrounding area, the proposed windows would be in accordance to development policy DP24, DP25 and Camden Planning Guidance 2011.

The proposal involves replacement of existing single glazed windows with double glazed windows. The size of opening, materials and appearance would match the existing windows. The proposed alterations are not considered harmful to the character and appearance of the host property or conservation area.

There would be no detrimental impact on the amenity of any neighbouring properties following the installation of the windows.

The planning history of the site has been taken into account when coming to this decision. 25 neighbouring occupiers were consulted on the application. No comments were received prior to making this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under section 72 of the Listed

Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies CS1, CS5, CS7, CS8 and CS9 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. The proposed development also accords with policies 3.3, 3.4, 3.5, 3.8, 7.4, 7.6 and 7.8 of the London Plan 2015; and paragraphs 14, 17, 50, 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