

Mr ALAN LAW
Tibbatts Abel
214 Fort Dunlop
Birmingham
B24 9FD

Application Ref: **2015/4946/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

11 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
135 Finchley Road
London
NW3 6JH

Proposal: Alterations to the fenestration at ground and first floor level for the replacement of the existing vertical framed windows between the ground and first floor level with horizontal aluminium double glazed windows.

Drawing Nos: PL01 and Design and Access Statement from Tibbatts Abel.

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 PL01 and Design and Access Statement from Tibbatts Abel.

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

Informative(s):

- 1 Reasons for granting permission:

The proposals seek to replace vertical-glazed 5 panel windows with horizontal glazed Aluminium framed windows at upper ground and first floor levels. The 5 panel windows include horizontal glazing bars are not present on the existing building and there is a sufficient variety of windows within close proximity to the host building to ensure that there is no harm to the character and appearance of local area. The materials and opening arrangement would change. However, the design would not detract from the host building. As such, the materials, frame size, design and proportions, of the windows with vertical and horizontal bars would enhance the character and appearance of the building and the wider area.

There are no amenity concerns as a result of this proposal in terms of loss of privacy or loss of light as the proposed windows will replace existing windows.

The site's planning and appeals history has been taken into account when coming to this decision. No responses have been received following statutory consultation.

As such, 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; and policies DP24 (Securing high quality design) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies, policy 7.4, 7.6 and 7.8 of the London Plan March 2015 (consolidated with alterations since 2011) and paragraphs 14, 17, 56 -67, 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