

Mr Robert Shutler
Metropolitan Development
Consultancy
66 Bickenhall Mansions
Bickenhall Street
London
W1U 6BX

Application Ref: **2015/5862/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

17 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flats 1 and 2
7 Strathray Gardens
London
NW3 4PA

Proposal: Replacement of 3 single glazed timber casement windows at front ground floor level and 5 single glazed timber sash windows at front basement level with double glazed timber sash windows.

Drawing Nos: 7905/SLP, 7905/100A, 7905/105B, and 7905/106.

The Council has considered your application and decided to grant permission subject to the following conditions:

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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) 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: 7905/SLP, 7905/100A, 7905/105B, and 7905/106.

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

Informatives:

- 1 Reasons for granting permission:

The proposals seek to replace 5 single-glazed, white timber sash windows at front basement level of the property with 5 double-glazed, white timber sash windows. The proposed windows would match the existing windows in terms of size, style, material and opening method, and as such, are considered not to alter the character or appearance of the building or detract from the wider conservation area and would be acceptable.

The proposals also seek to replace 3 single-glazed, white timber casement windows at front ground floor level of the property with 3 double-glazed, white timber sash windows. While the proposals would involve altering the style and opening method of the existing 3 windows, the new windows would mirror the existing windows on the upper floors, including the glazing proportions of the upper and lower parts of each window, and would therefore provide a consistency of style and appearance to the front of the property. The new windows would also be replacing poor, modern sash windows, and as such, are considered to be an improvement. Therefore, in terms of materials, design and proportions, the proposals for all 3 windows are also considered not to harm or alter the character or appearance of the building or detract from the wider conservation area and would be acceptable.

There are no amenity concerns as a result of this proposal in terms of loss of outlook, privacy or 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. The Belsize Park Conservation Area Advisory Committee responded and raised no objections. No other responses have been received following statutory consultation.

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.

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), 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, 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 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.
- 3 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).

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