

Mrs Mita Rajani
Walker Management
Lion House
242 Ballards Lane
London
N12 0EP

Application Ref: **2015/5900/P**
Please ask for: **Jagdish Akhaja**
Telephone: 020 7974 **4899**

22 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat E
29 Ainger Road
London
NW3 3AS

Proposal:
Replacement of existing front and rear timber windows at 3rd floor with double glazed uPVC windows.
Drawing Nos: AG/01, AG/02, AG/03

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- AG/01, AG/02, AG/03

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

Informative(s):

- 1 Reasons for granting permission.

The proposed replacement windows to front and rear elevations at third floor level are considered to be acceptable in design and appearance and would not harm the appearance of the host building or streetscene. The number and size of window openings would remain the same and the glazing pattern would be the same; the only difference is the materials being used.

The windows are located at roof level and set back from the road so are barely visible from the street scene; there are similar examples of uPVC framed dormer windows on the same terrace and the property adjoins and faces 2 blocks of flats with PVC windows. Although PVC windows are not favoured by Camden planning policy and design guidance, the existing context of neighbouring properties and the partly hidden nature of the windows from street level views are considered to be strong material considerations which indicate that no demonstrable harm will be caused and that no harmful precedent would be set. The subject property is not listed nor within a Conservation Area.

There would be no impact on the amenity of neighbours in terms of overlooking, loss of light or sense of enclosure.

No objections were received prior to making this decision. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2011; and paragraphs 14, 17 and 56 -66 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