

Mr Stephen Connell
GC Planning Partnership Ltd
Bedford I-Lab Stannard Way Priory
Business Park
Bedford
Bedfordshire MK44 3RZ

Application Ref: **2015/6044/P**
Please ask for: **Jagdish Akhaja**
Telephone: 020 7974 **4899**

25 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**Cedar Croft
Ainger Road
London
NW3 3AU**

Proposal:
Replacement of front and rear timber framed windows with double glazed aluminium windows at ground and 1st floor level. [Retrospective]
Drawing Nos: Site location plan, AIN/004; 005, 006, 007, Design and Access Statement dated October 2015

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 shall be carried out in accordance with the following approved plans: site location plan, AIN/004; 005, 006, 007, Design and Access Statement dated October 2015.

Reason:

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



Informative(s):

1 Reasons for granting permission.

The replacement windows to front and rear elevations at ground and first 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 of windows and their size would remain the same, the glazing pattern would vary at the front elevation; with the main difference being the materials being used.

Given the modern design of the building, the powder coated aluminium windows would not harm the appearance of the host building and are considered to be acceptable. The windows at rear elevation are not visible from the street, and in the context of neighbouring properties and as the development of has already taken place, the street level views are considered to be strong material considerations which suggests 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 policies CS5 and CS14 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 2015 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

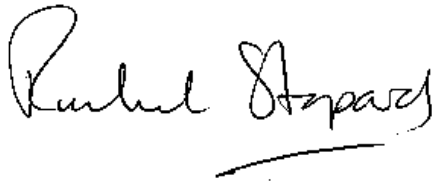
approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment