

Mrs Diana Balaban
Diana Balaban
Rear of 157 Forest Road
Walthamstow
London
E17 6HE

Application Ref: **2015/7174/P**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

5 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat C
80 Belsize Park Gardens
London
NW3 4NG

Proposal:

Replacement of existing timber and crittal frame single glazed windows and door with full height fitting timber frame double glazed windows and French door to the rear and side elevations of upper ground floor flat (Class C3).

Drawing Nos: Design and Access Statement (Revised 25/01/2016); Proposed Detailed Sections Double Glazed Windows (CBros Building Services and HP Doors (4 x Drawings); Proposed Detailed Elevations CBros Joinery - Windows and Doors (4 pages); Proposed Detailed Elevations CBros Joinery - Windows (Revised on 25/01/2016 - 1 page); [B002_] 01; 02; 03; 04.

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: Design and Access Statement (Revised 25/01/2016); Proposed Detailed Sections Double Glazed Windows (CBros Building Services and HP Doors (4 x Drawings); Proposed Detailed Elevations CBros Joinery - Windows and Doors (4 pages); Proposed Detailed Elevations CBros Joinery - Windows (Revised on 25/01/2016 - 1 page); [B002_] 01; 02; 03; 04.

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

Informative(s):

- 1 Reasons for granting permission.

The replacement of the existing single glazed windows and French doors (timber and crittal) with double glazed timber frame windows and French doors would bring back the more traditional design present within the building at upper level and adjacent building.

The unauthorised design and framing materials in situ are considered unsympathetic and result in a detrimental impact on the traditional rear elevation.

The proposal will therefore redress the harm caused by the previous works by reinstating the openings to their original full height, complimented with the use of timber as a more traditional material throughout and will enhance and preserve the appearance and character of the host building, the rear streetscape and the conservation area.

The development would have no adverse impact on the adjoining neighbours' amenity in terms of loss of light, outlook or privacy.

The site's planning history was taken into account when coming to this decision. No comments were received following the statutory consultations.

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 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015 consolidated with alterations since 2011; and paragraphs 14, 17, 56 -68, 126 -141 of the National Planning Policy Framework.

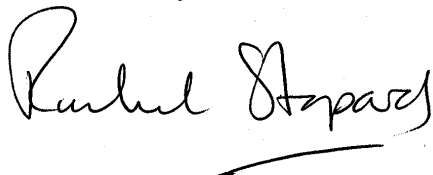
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



Rachel Stopard
Director of Culture & Environment

