

Mr George Athanasi
GLA Architecture and Design Ltd.
Southgate Office Village
Block E
286A Chase Road
London
N14 6HF

Application Ref: **2016/0452/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

21 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
71 Falkland Road
London
NW5 2XB

Proposal:
Replacement of front elevation first and second floor uPVC windows and side elevation first floor uPVC window with timber sash windows.

Drawing Nos: Site Location Plan (Ref. 01 Rev A1); 01 Rev A-; 02 Rev A-; 03 Rev A-; 04 Rev A-; 05 Rev A1; 06 Rev A-; 07 Rev A-; 08 Rev A1; 09 Rev A-; 10 Rev A-

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 policies 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; Site Location Plan (Ref. 01 Rev A1); 01 Rev A-; 02 Rev A-; 03 Rev A-; 04 Rev A-; 05 Rev A1; 06 Rev A-; 07 Rev A-; 08 Rev A1; 09 Rev A-; 10 Rev A-

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The replacement of the front and side elevation uPVC windows with timber windows is considered a positive improvement to the appearance of the host building, as the replacement windows are an enhancement on the existing condition in terms of their materials, form and detailed design. The replacement windows would be white painted timber, and so are appropriate in terms of their material. Positioned in the same openings as the existing windows the replacements would not disrupt the fenestration pattern of the front and side elevations they are to be placed upon. The replacement windows have a slightly more detailed configuration than the existing windows, with vertical glazing bars present, and this adds to their aesthetic value. The new windows would also pick up on the prevalent style of their immediate context within Falkland Road and the wider Kentish Town conservation area, where sash windows of the kind proposed are prevalent. In this way, the proposed windows are appropriate to their context.

The new windows would have no impact on the amenity of adjoining properties as there is no change to the size or position of the window openings.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under section 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 details are 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 and 7.6 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

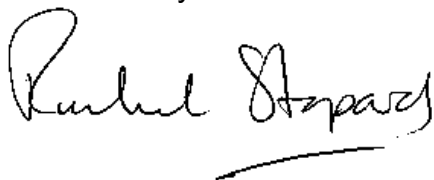
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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