

Mr Ben Morris  
Domestic Designs Ltd.  
Second Floor Suite  
12 Church Square  
Leighton Buzzard  
Central Bedfordshire  
LU7 1AE

Application Ref: **2016/0806/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

4 April 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**5 Fawley Road**  
**London**  
**NW6 1SL**

Proposal:  
Conversion of 2 x ground floor flats into 1 residential unit; replace existing front and rear doors with windows and infill of 2 x rear windows; replace existing side window with new sliding doors.  
Drawing Nos: 15 / 198.1 C

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: 15 / 198.1 C.

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

Informative(s):

- 1 Reasons for granting permission:

Planning permission was previously granted for the conversion of 2 x ground floor flats into 1 residential unit on 21/01/2016 (reference 2015/6925/P). The acceptability of the conversion to a single flat was fully assessed in the determination of the previous application and as the circumstances have not changed since then, the current proposal is considered acceptable in principle.

The current application seeks further permission for minor external alterations to the ground floor fenestration including the replacement of the existing front and rear doors with windows (previously used for access to the rear flat), the infill of two small rear ground floor windows, and the replacement of the existing side window to the eastern elevation of the rear projection with new aluminium sliding doors.

The windows would be infilled with bricks to match the existing building and the new windows would be white timber-framed windows which would match the existing fenestration of the host building. There would be very limited views of the alterations from the public realm or surrounding properties, and the proposals are considered minor changes that would preserve and enhance the character of the host building and wider West End Green Conservation Area.

The replacement of the existing doors with windows is not considered to cause harm to neighbouring amenity as they do not overlook any neighbouring windows. The new folding doors to the side elevation would be larger than the existing window, but the existing boundary fence would prevent overlooking between the host building and neighbouring property no.7. The proposals are not considered to cause any harm to neighbouring amenity in terms of loss of outlook, daylight or privacy.

No objections have been received prior to making this decision. The planning history of the site and surrounding area has been taken into account when coming to this decision.

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, CS6 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP2, DP5, DP18, DP19, 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 March 2015, consolidated with alterations since 2011 and paragraphs 14, 17, 47-55, 56 -68 and 126-141 of the National Planning Policy Framework.

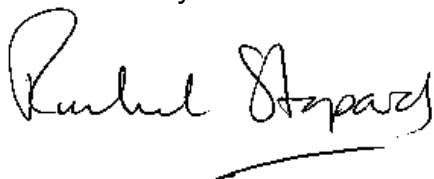
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

