

Mrs ANGELA SMITH
ANGLIAN HOME IMPROVEMENTS
NATIONAL ADMINISTRATION
CENTRE PO BOX 65 NORWICH
Norfolk
NR6 6EJ

Application Ref: **2016/0435/P**
Please ask for: **Jagdish Akhaja**
Telephone: 020 7974 **4899**

28 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 5
14 Ellerdale Road
London
NW3 6BB

Proposal:

Replacement of 2 x windows in the rear elevation at roof level with reversible top swing hinge glazed windows to the existing self-contained flat.

Drawing Nos: Site location plan, Rear Elevation SF 30104678 Rev-A, Section SF 30104678 sheet-1 Rev-A, Section SF 30104678 sheet-2 Rev-A, Design and access statement.

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, Rear Elevation SF 30104678 Rev-A, Section SF 30104678 sheet-1 Rev-A, Section SF 30104678 sheet-2 Rev-A, Design and access statement.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed replacement of the 2x windows on the rear elevation at roof level with reversible top swing hinge style windows are considered to be acceptable in design and appearance and, on balance, would not harm the appearance of the host building and wider Conservation Area or streetscene.

The design, materials and size of windows would remain the same. However the opening style would be different and the glazing bars would be attached onto the outside of the window rather than being integrated within the windows. Normally this glazing bar treatment would not be supported on buildings within the conservation area as it reduces the architectural integrity of the building.

However in this instance, given the position and location of the windows at roof level on the rear elevation as well as the fact that the existing windows are non-original, it is considered that the design of the windows would not harm the character or appearance of the building or the conservation area. It must be noted that other windows on the rear elevation are also non-original and there appears to be no consistent fenestration pattern across the rear elevation.

There would be no impact on the amenity of neighbours in terms of overlooking and loss of light.

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.

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.

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 March 2015, consolidated with alterations since 2011; and the provisions of paragraphs 14, 17 and 56-66 of the National Planning Policy Framework 2012.

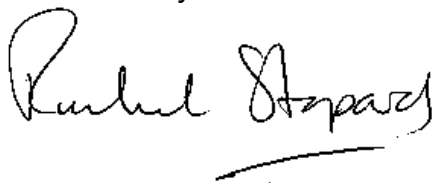
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

