

rg+p Ltd
130 New Walk
Leicester
Leicestershire
LE1 7JA

Application Ref: **2016/1615/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

25 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
18 Lupton Street
London
NW5 2HT

Proposal:
Replacement of all windows and doors from timber to upvc to the front and rear of the property.
Drawing Nos: 006, 007, 008.

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 The development hereby permitted shall be carried out in accordance with the



following approved plans:

006,007,008.

Reason:

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

- 3 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 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed replacement windows to front and rear elevations and main front door are considered to be acceptable in design and appearance and would not harm the appearance of the host building or streetscene. The number and size of window openings would remain the same and the window sash openings would be the same; the only difference is the materials being used.

Although PVC windows are not favoured by Camden planning policy and design guidance. However, the works replicate the existing pattern of properties within the area and would be in accordance with CPG1 Design section 4.7 which states that new windows should match the originals as closely as possible in terms of type and glazing patterns.

There are a number of existing uPVC windows nearby (in particular the two blocks of flats on Lupton Street which sets the mixed natured in the context of neighbouring properties and that they would be permitted development for dwellinghouses on this Road, and is therefore considered to be strong material considerations which indicate 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.

One objection was 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 policy CS5 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 March 2015 consolidated with alterations since 2011; and paragraphs 14, 17 and 56 -66 of the National Planning Policy Framework.

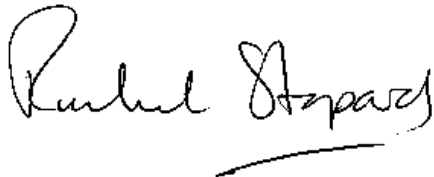
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 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.
- 3 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).

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