

Ms Nancy Ni Bhriain
3 Wesleyan Place
London
NW5 1LG

Application Ref: **2016/1557/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

20 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
3 Wesleyan Place
London
NW5 1LG

Proposal: Replacement of rear ground floor door with new timber sash window and installation and replacement of new windows and doors to the closet wing extension.

Drawing Nos: 107-PL1-EX00, 107-PL1-EX01, 107-PL1-EX02, 107-PL1-EX03, 107-PL1-EX04, 107-PL1-GA00-1 Rev.A, 107-PL1-GA01-1 Rev.A, 107-PL1-GA01-2, 107-PL1-GA02, 107-PL1-GA03, 107-PL1-GA04 Rev.A, 107-PL1-DET03, 107-PL1-LOCATION PLAN, 107-PL1-SITE PLAN, Heritage Statement dated 21/03/2016.

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: 107-PL1-EX00, 107-PL1-EX01, 107-PL1-EX02, 107-PL1-EX03, 107-PL1-EX04, 107-PL1-GA00-1 Rev.A, 107-PL1-GA01-1 Rev.A, 107-PL1-GA01-2, 107-PL1-GA02, 107-PL1-GA03, 107-PL1-GA04 Rev.A, 107-PL1-DET03, 107-PL1-LOCATION PLAN, 107-PL1-SITE PLAN, Heritage Statement dated 21/03/2016.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The works to replace the ground floor door and first floor window of the closet wing front elevation with new timber framed windows are considered acceptable and would enhance the character and appearance of the host Listed Building. Likewise, the replacement of the uPVC door to the rear elevation with a new timber-framed door and replacement of the existing plastic rainwater goods with cast iron would improve the appearance of the listed building.

The original proposal included the removal of two windows and a door to the closet wing side elevation at ground floor level and their replacement with large steel-framed glazed double doors. This would cause harm to the character of the host building and result in an unacceptable loss of historic fabric. The proposal was subsequently revised to include a timber framed door/window arrangement which would utilise existing openings, have minimal intervention with historic fabric and retain brick arches, traditional materials, details, character and appearance.

Two existing first floor windows would be removed and replaced with more traditional timber-framed sash windows with brick arches above. A new window would be installed which would match these in terms of position, detailing and materials. These changes are considered more in keeping with the appearance of this elevation and would re-introduce a sympathetic window style to this elevation.

Due to the location and nature of the works, they are not considered to cause harm to neighbouring amenity in terms of a loss of daylight, outlook or privacy.

Comments were received from the Dartmouth Park CAAC which were incorporated into revisions to the original proposal; namely the replacement of the steel-framed windows and doors with traditional timber-frames.

The site's planning history has been taken into account when coming to this decision. Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013. 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 Planning (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 2016; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

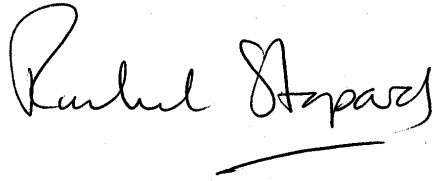
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

A handwritten signature in black ink that reads "Rachel Stopard". The signature is written in a cursive style with a long horizontal flourish underneath the name.

Rachel Stopard
Director of Supporting Communities