

Sarah Bray  
London Borough of Camden  
Temporary Accommodation Group  
6th Floor  
5 Pancras Square  
London  
N1C 4AG

Application Ref: **2014/5580/P**  
Please ask for: **Tony Young**  
Telephone: 020 7974 **2687**

02 June 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Councils Own Permission Under Regulation 3 Granted**

Address:  
**14 Iverson Road**  
**London**  
**NW6 2HE**

Proposal: Replacement of all windows on front and rear elevations (retrospective application).

Drawing Nos: Site location plan; C15067 (existing elevations); C15067 (proposed elevations); Model U70 schematic document (dated 05/06/2015) & manufacturer's specification; Energy ratings document (ref. 4-20-4); email from Bennbrook Windows (12/06/2015).

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 shall be carried out in accordance with the following approved plans: Site location plan; C15067 (existing elevations); C15067 (proposed elevations); Model U70 schematic document (dated 05/06/2015) & manufacturer's specification; Energy ratings document (ref. 4-20-4); email from Bennbrook Windows (12/06/2015).



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

Informative(s):

1 Reasons for granting permission:

The proposals seek to replace all timber windows at the front and rear with white upvc windows. While the proposals would involve altering the style, materials and opening method of the existing windows, the new windows would mirror the proportions of the existing windows and would sit in the same positions within the reveal. Some of the existing windows are painted black, and therefore, given that all the new windows would be white, they would achieve a welcome consistency in colour that would be an enhancement to the building. The proposed windows would also be replacing some poor, non-original modern sash windows, many of which are rotten and in a poor condition, and in this regard, the replacement windows which reintroduce consistency in the fenestration are considered to be an improvement.

Camden Planning Guidance 1 (Design) states that the installation of upvc windows should be avoided where possible on aesthetic and sustainability grounds. However, it is noted that a substantial number of properties in Iverson Road have already replaced windows with upvc units, many of which do not match the style of the originals. On balance, given the above and the existence of many examples of upvc windows within close proximity of the host property and along Iverson it is considered that the proposals are acceptable in this particular instance within this specific location.

There are no amenity concerns as a result of this proposal in terms of loss of privacy or loss of light as the proposed windows will replace existing windows.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

As such, the proposed development is in general accordance with policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy 2010; and policies DP24 (Securing high quality design) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies 2010, policy 7.4, 7.6 and 7.8 of the London Plan March 2015 (consolidated with alterations since 2011) and paragraphs 14, 17, 56 - 67, 126 -141 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).

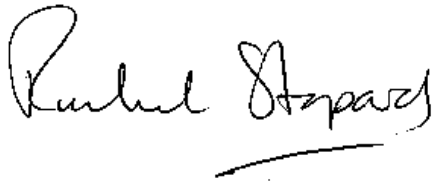
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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, appearing to read 'Rachel Stopard', with a horizontal line underneath it.

Rachel Stopard  
Director of Supporting Communities