

Mr Michael Kelly
Flat 3
27 Parliament Hill
London
NW3 2TA

Application Ref: **2016/1330/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

12 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
27 Parliament Hill
London
NW3 2TA

Proposal:
Replacement of timber casement windows at second floor level.

Drawing Nos: Existing and Proposed Front Elevation received 13/06/16; Existing and Proposed Rear Elevation received 13/06/16; Email confirmation of replacement window models received 13/06/16; (Prefix: Window Specification Detail received 13/06/16 ...) 1/8 Marlborough timber Heritage; 2/8 Cill Section; 3/8 Marlborough Jamb Section; 4/8 Marlborough mullion section; 5/8 New Era section 1; 6/8 New Era section 2; 7/8 New Era mullion section; 8/8 Marlborough head section.

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 policy 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: Existing and Proposed Front Elevation received 13/06/16; Existing and Proposed Rear Elevation received 13/06/16; Email confirmation of replacement window models received 13/06/16; (Prefix: Window Specification Detail all received 13/06/16) 1/8 Marlborough timber Heritage; 2/8 Cill Section; 3/8 Marlborough Jamb Section; 4/8 Marlborough mullion section; 5/8 New Era section 1; 6/8 New Era section 2; 7/8 New Era mullion section; 8/8 Marlborough head section.

Reason:

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

Informative(s):

- 1 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).
- 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 Reasons for granting permission. [Delegated]

The proposed works involve replacement of existing casement windows with

timber sash, double glazed windows to the front and rear and 1x timber casement to the side. The existing windows appear inconsistent with the rest of the property and their proposed replacement would realign them in terms of design, material and colour with the rest of the property. These are considered acceptable in terms of design and material, remaining in accordance with the prevailing character of the conservation area. The proposed replacements would thus help to restore a homogenous appearance across the application building, meeting guidance set out in CPG1 and enhancing the character of the conservation area. The proposed development would not cause harm to the residential amenities of any neighbouring occupier.

No comments have been received prior to making this decision. The site's planning history was 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

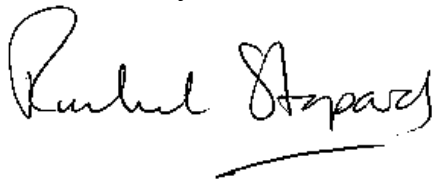
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25, and DP26 of the London Borough of Camden Local Development Framework Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of The London Plan 2016; and paragraphs 56-68, and 135 of the National Planning Policy Framework..

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.

Rachel Stopard
Executive Director Supporting Communities