

Mr Christopher Wickham
Christopher Wickham Assocs
35 Highgate High Street
London
N6 5JT

Application Ref: **2016/2419/P**
Please ask for: **Kasuni Thewarapperuma**
Telephone: 020 7974

13 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**5 Delancey Passage
Delancey Street
London
NW1 7NN**

Proposal:
Replacement of existing windows and door on south-eastern elevation with aluminium framed windows and door, and removal of existing rooflight
Drawing Nos: Design and Access Statement; PL01A; PL02A; PL03A; PL04A; PL05A; PL06A; PL07A; PL08A; PL09A; PL10A; PL11A; PL12A

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:

Design and Access Statement; PL01A; PL02A; PL03A; PL04A; PL05A; PL06A; PL07A; PL08A; PL09A; PL10A; PL11A; PL12A

Reason:

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

Informative(s):

1

The proposal is for the replacement of all the existing windows and a door on the southeastern elevation at ground and first floor level). The existing windows (with the exception of a small Crittall window), are all timber framed and painted white. The proposed materials would be white powder coated aluminium framed double glazed windows with the existing security grilles repositioned over the windows. It is also proposed to remove the rooflight on the roof of the two storey portion of the building (northwestern side), and opening re-roofed to match existing.

The site's planning history was taken into account when coming to this decision. Camden Town CAAC stated no objections to the proposal. No other comments were received as a result of the statutory consultations.

The host building is a 'backland' commercial unit located to the rear of Camden High Street and Delancey Street. The windows and doors subject of this application are located on the southeastern elevation (side) which overlooks the rear yard of the adjoining property. As such, there are no public views of this elevation which would affect the setting of the Camden Town Conservation Area. No new openings would be created, so there would be no amenity issues created for neighbouring properties.

The original windows to the host building were Crittall style steel framed ones; some existing windows appear to be later additions to the original window openings, where infilled openings above some of the existing windows are evident. The remaining three Crittall windows on the northeastern part would be retained. The replacement of other windows and doors to the side and the removal of rooflight and reinstatement of the roof would be appropriate to the host building.

The loss of the rooflight would not have detrimental impacts as there will have adequate access to sunlight from the windows. The security grilles would be reinstated over the replacement windows, therefore there would be no glare from the double glazing and the visual appearance of the existing elevation would be maintained.

The proposed alterations are therefore considered acceptable in terms of design, scale and materials. It is in keeping with the existing built environment and maintains the character and appearance of the host building.

As such, the proposed development is in general accordance with applicable policies.

- 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).

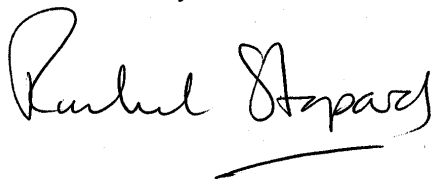
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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
Executive Director Supporting Communities

