

Mr Rhys Williams  
Clive Sall Architecture  
2 Providence Yard  
Ezra Street  
London  
E2 7RJ

Application Ref: **2016/3317/P**  
Please ask for: **Amy Grace Douglas**  
Telephone: 020 7974 **8096**

22 July 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat B**  
**360 Finchley Road**  
**London**  
**NW3 7AJ**

Proposal:

Replacement of single-glazed timber windows to side and rear elevations at first floor level with uPVC double-glazed windows and folding doors  
Drawing Nos: 301 Rev P1; 101 Rev P1; 001 Rev P1; 002 Rev P1

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 if in CA] 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 [301 Rev P1; 101 Rev P1; 001 Rev P1; 002 Rev P1]

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

Informative(s):

- 1 Reasons for granting permission

The proposal includes the replacement of existing timber framed single glazed windows to the side and rear elevation of the first floor flat, with double glazed uPVC windows to match the existing. The proposal also involves the installation of folding doors to the rear elevation to replace an existing window.

The host building already has uPVC windows to the front, and many of the neighbouring properties also have uPVC replacement windows. The frames and glazing bars would be the same dimensions as the existing. The subject site is not within a conservation area and is not listed therefore the use of the uPVC framing is considered acceptable in this instance due to the prevalence of similar windows in the immediate vicinity. As such the proposal would not be harmful to the character or appearance of the host building or surrounding streetscene.

No objections have been received, and the sites planning history and relevant appeal decisions were taken into account when coming to this decision. One response in support of the proposal was received.

Overall the works proposed are not considered to be of detrimental impact to the character of the existing property or result in any detrimental impact to the surrounding amenity of the neighbouring residents.

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 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 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).

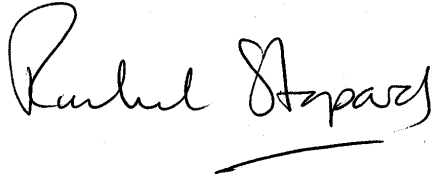
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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