

Mr Martin Gustyn
Martin Gustyn and Associates Ltd.
10B Coombe Road
London
W4 2HR

Application Ref: **2016/2686/P**
Please ask for: **Conor Healy**
Telephone: 020 7974

29 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
28 St Edmund's Terrace
London
NW8 7QB

Proposal:
Replacement of windows

Drawing Nos: Site Location Plan, 16244-E001, 16244-E002, 16244-P001, 1624-P002, SK-01, SK02.

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 Site Location Plan, 16244-E001, 16244-E002, 16244-P001, 1624-P002, SK-01, SK02.

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

Informative(s):

- 1 Reasons for granting permission

The proposed alterations are considered an acceptable addition to the host property. The proposal includes the replacement of existing timber frame windows to crittall windows, on the front and side elevation.

Although it is acknowledged the proposed materials will not match the existing the host property is not within a conservation area and is not subject to any special designations.

The proposed windows will use the existing openings with no changes to the amount of openings on the host property and will match the style and size of the existing windows.

Although it is acknowledged the proposed replacement windows do not match the existing timber frame material, given the crittall windows match the style and size of the existing windows and the host property is not within a conservation area, the proposed windows are not considered to have a significant impact on the character and appearance of the host building and streetscape.

Given the siting and scale of the proposals they are not considered that the proposal would cause undue harm to nearby and neighbouring properties with regards to loss of light or outlook, or overlooking.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policies 7.4 and 7.6 of the London Plan 2016; and the provisions of paragraphs 14, 17, 56-66 and 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).

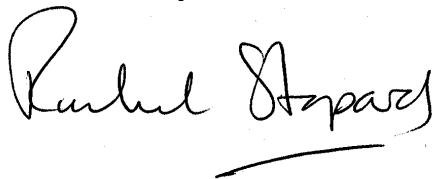
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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