

Miss Jen Coates  
Heritage Collective  
The Office Marylebone  
12 Melcombe Place  
London  
NW1 6JJ

Application Ref: **2016/3749/P**  
Please ask for: **Helaina Farthing**  
Telephone: 020 7974 **3303**

3 August 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**113 Flat A Camden Street**  
**London**  
**NW1 0HX**

Proposal:

Alteration to windows at basement level and door on rear elevation.

Drawing Nos: 2113A(PLA)-001; 2113A(PLA)-200; 2113A(PLA)-201; 2113A(PLA)-210;  
2113A(PLA)-211; 2113A(PLA)-400; 2113A(PLA)-401; 2113A(PLA)-402; 2113A(PLA)-410-  
1; 2113A(PLA)-410-2; 2113A(PLA)-411; 2113A(PLA)-411-1; 2113A(PLA)-412;  
2113A(PLA)-412-1; 2113A(PLA)-412-2

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 2113A(PLA)-001; 2113A(PLA)-200; 2113A(PLA)-201; 2113A(PLA)-210; 2113A(PLA)-211; 2113A(PLA)-400; 2113A(PLA)-401; 2113A(PLA)-402; 2113A(PLA)-410-1; 2113A(PLA)-410-2; 2113A(PLA)-411; 2113A(PLA)-411-1; 2113A(PLA)-412; 2113A(PLA)-412-1; 2113A(PLA)-412-2.

Reason:

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

#### Informatives:

- 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 The proposal relates to the replacement of the existing crittal basement window to the front elevation with a single glazed venetian sash, the replacement of the modern door to the rear with a white timber four panel door and the replacement of the crittal casement window to the rear with a white timber four panel door with fan light above.

The windows and doors to be replaced are of modern construction and installation, as such it is considered that their loss will not be detrimental to the special interest of the listed building or terrace.

The replacement window to the front elevation is considered acceptable. There are variations of window size, style and material at this level along the terrace, the proposed is of traditional detail and design, and although larger than the original sash, is not considered to harm the special interest of the listed building or terrace.

The proposed replacement window and door to the rear will enhance the rear elevation as they involve the replacement of modern interventions with traditional details and materials.

Due to the nature of the works, there would be no impact to the amenity of any adjoining residential occupiers in terms of the loss of sunlight, privacy or added sense of enclosure.

No comments have been received. The planning history of the site was taken into account when coming to this decision.

The proposal is considered to preserve the character and appearance of the conservation area. 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 2013.

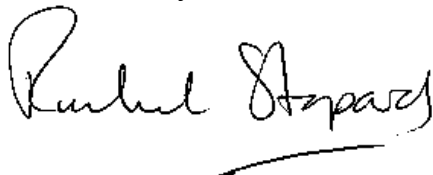
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, and 56-66 and 126-141 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