

Mr Roger Mahoney
Brodie Plant Goddard
Studios 1 & 2
Old Kings Head Court
11 High Street
Dorking
RH4 1AR
Surrey

Application Ref: **2016/3199/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

4 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
1 - 66 Holsworthy Square
Elm Street
London
WC1X 0AU

Proposal: Replacement of existing single glazed timber sash windows with doubled glazed timber sash windows.

Drawing Nos: Site Plan (Drg 3821/PL00 Rev A), Design & Access Statement (Revised), Typical window details (3821/PL10 Rev A), 3821/PL01 Rev A, 3821/PL02 Rev A, 3821/PL03 Rev A, 3821/PL04 Rev A, 3821/PL05 Rev A, 3821/PL06 Rev B, 3821/PL07 Rev B, 3821/PL08 Rev B & 3821/PL09 Rev B

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 Plan (Drg 3821/PL00 Rev A), Design & Access Statement (Revised), Typical window details (3821/PL10 Rev A), 3821/PL01 Rev A, 3821/PL02 Rev A, 3821/PL03 Rev A, 3821/PL04 Rev A, 3821/PL05 Rev A, 3821/PL06 Rev B, 3821/PL07 Rev B, 3821/PL08 Rev B & 3821/PL09 Rev B.

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

Informative(s):

- 1 Reason for granting permission

The proposed replacement of all front, side and rear elevation windows on Holsworthy Square, flats 1-66, with double glazed timber sash windows is considered to meet Development plan policies DP24 and DP25. The insertion of timber sash windows is welcomed by Camden Council and is stipulated in design guidance CPG1. The double glazed windows would have glazing bars of approximately 12mm, not considered to change the reflective qualities of the building and provide improved sustainability levels as per guidance in CPG3.

A site notice was erected in close proximity to the site and the development was advertised in the ham and high. One objection was submitted regarding concerns about the materials to be used. The revision of the window frames to timber is considered to satisfy the objection. The site's planning history and relevant appeal decisions were 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development would not harm the character and design of the site within its location and is considered to accord 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 the London Plan 2016 and the NPPF.

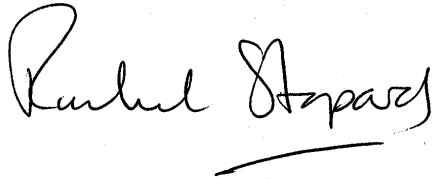
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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