

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

Application Ref: **2016/3285/P**

Please ask for:

Nora-

Andreea.Constantinescu

Telephone: 020 7974 **5758**

9 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

113 and 129, 131, 133, 135, 137 and 139

St Pancras Way

London

NW1 0SY

Proposal:

Replacement of the existing single glazed sliding sash timber windows with double glazed sliding sash timber windows to 113, 129, 131, 135, 137 & 139 St Pancras Way (Class C3).

Drawing Nos: 3823/PL01; 3823/PL02; 3823/PL03; 3823/PL04; 3823/PL05; 3823/PL08; 3823/PL09; 3823/PL10; 3823/PL11 Rev A; 3823/PL07 Rev A; 3823/PL06 Rev B; 3823/PL00 Rev A; Design and Access Statement.

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, as shown in the approved plans.

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 policies 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:

3823/PL01; 3823/PL02; 3823/PL03; 3823/PL04; 3823/PL05; 3823/PL08;
3823/PL09; 3823/PL10; 3823/PL11 Rev A; 3823/PL07 Rev A; 3823/PL06 Rev B;
3823/PL00 Rev A; Design and Access Statement.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed replacement of the existing windows is not considered to harm the appearance of the host dwellings, the street scene or Camden Broadway Conservation Area.

The proposed replacement of all single glazed windows with double glazed timber sliding sash windows would match the existing and would maintain the existing fenestration.

Through negotiation with the applicant the proposed windows at no 113-115 St Pancras Way have been revised to a six pane window in order to respect the windows proportions at the neighbouring properties at no 117-121 St Pancras Way. It is now considered that the proposed windows replacement will enhance the host dwelling as well as the wider conservation area.

It is considered that the proposed window replacement will not cause any adverse impact on the amenity of neighbouring occupiers.

The proposal is considered to preserve the character and appearance of Camden Broadway 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.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

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 the London Plan 2016 and the National Planning Policy Framework.

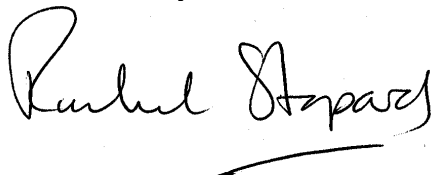
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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