

Mr Barry Shaw  
Randall Shaw Billingham  
54 Harcombe Road  
London  
N16 0SA

Application Ref: **2016/3570/P**  
Please ask for: **Nora-  
Andreea.Constantinescu**  
Telephone: 020 7974 **5758**

22 August 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Flats A - D**  
**84 Gloucester Avenue**  
**London**  
**NW1 8JD**

Proposal:  
Replacement of the existing single glazed sliding sash timber windows with double glazed sliding sash timber windows, to the front elevation (Class C3).

Drawing Nos: Site Location Plan; Photos as Existing; Window Replacement Key; Dwg 254/11; Dwg 254/12; Dwg 254/13.

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 The dimensions of the proposed glazing bars shall match, as closely as possible, those of the existing windows. 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:  
Site Location Plan; Photos as Existing; Window Replacement Key; Dwg 254/11; Dwg 254/12; Dwg 254/13.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed development consists of the replacement of all single glazed front windows of the flats to double glazed timber windows.

The building is part of a coherent group of terraced properties and therefore careful consideration is given to the appearance of the proposed windows.

The replacement windows would be timber framed, with glazing bars bonded to the glass. A condition would be added to ensure that the details of the proposed windows match the existing as closely as possible.

It is considered that the proposed window replacement will not harm the appearance of the host building, the street scene or Primrose Hill Conservation area and will not cause any adverse impact on the amenity of neighbouring occupiers.

Primrose Hill 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.

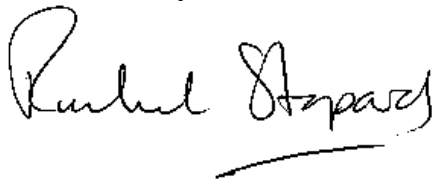
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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