

Mrs Rana Shad
RS Architects
31 Kenerne Drive
Barnet
EN5 2NW
United Kingdom

Application Ref: **2016/3557/P**
Please ask for: **Nora-
Andreea.Constantinescu**
Telephone: 020 7974 **5758**

25 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**5 Countess Road
London
NW5 2NS**

Proposal:
Replacement of the existing windows to dwelling house (Class C3) with double glazed windows.

Drawing Nos: CBCR 1613; CBCR 1614; CBCR 1615; CBCR 2615; CBCR 2616; CBCR 3603; CBCR 3612; CBCR 5601; CBCR 5602; CBCR 5603; CBCR 1113; CBCR 1114; CBCR 1115; CBCR 2111; CBCR 2112; CBCR 3111; CBCR 3112; CBCR 5001; CBCR 5002; Planning Letter.

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 development hereby permitted shall be carried out in accordance with the following approved plans:

CBCR 1613; CBCR 1614; CBCR 1615; CBCR 2615; CBCR 2616; CBCR 3603; CBCR 3612; CBCR 5601; CBCR 5602; CBCR 5603; CBCR 1113; CBCR 1114; CBCR 1115; CBCR 2111; CBCR 2112; CBCR 3111; CBCR 3112; CBCR 5001; CBCR 5002; Planning Letter.

Reason:

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

- 3 All new external work shall be carried out in materials that resemble in colour and texture to those of the existing building, as shown on 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.

Informative(s):

- 1 Reasons for granting permission:

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

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

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 Policy D3 of the Kentish Town Neighbourhood

Plan. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

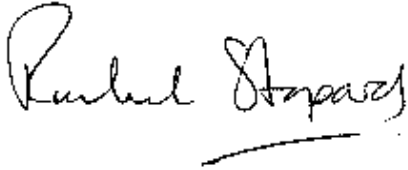
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities