

Mr & Mrs Sudbury  
Flat 1  
Tudor Mansions  
Gondar Gardens  
London  
NW6 1EY

Application Ref: **2016/2160/P**  
Please ask for: **Darlene Dike**  
Telephone: 020 7974 **1029**

25 August 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 1  
Tudor Mansions  
Gondar Gardens  
London  
NW6 1EY**

Proposal:

Replacement of rear ground floor sash window with French doors.

Drawing Nos: Site Location Plan (Ref. 5356 1): Site Plan; Block Plan; 5356 2; 5356 3; 5356 4; Window Photo 1; Window Photo 2; Proposed French Door Detail; Proposed French Door Sections; Structural Appraisal

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 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 (Ref. 5356 1); Site Plan; Block Plan; 5356 2; 5356 3; 5356 4; Window Photo 1; Window Photo 2; Proposed French Door Detail; Proposed French Door Sections; Structural Appraisal

Reason:

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

Informative(s):

- 1 Reasons for granting permission

The proposed change to the rear elevation fenestration, namely to replace an existing ground floor window to the rear elevation with French doors, is considered to preserve the character and appearance of the host building as all details comply with the Council's policies for securing high quality design. The new French doors would be located within an existing opening and align entirely with the fenestration above. In comprising four panes the French doors would also employ a largely similar configuration to the 2 by 2 sash windows surrounding, and so sit cohesively within the rear elevation. Constructed from timber the new French doors would also be suitable in terms of their material, as they would match the material of the existing fenestration.

As the proposals only relate to changes to fenestration in their existing openings, there is no potential for the introduction of further harm to the amenity of adjoining residential occupiers in terms of loss of overlooking, outlook or privacy.

No objections were received prior to making this decision. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are 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. Proposals also fall in line with policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan. The proposed development also accords with policies of the London Plan 2016 and the

National Planning Policy Framework 2012.

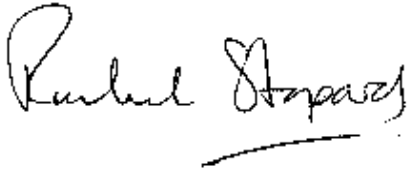
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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