

Ms Kira Sciberras
Flat 109,
Paramount Court
41 University Street
London
WC1E6JW

Application Ref: **2016/2900/P**
Please ask for: **Conor Healy**
Telephone: 020 7974

31 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 109
Paramount Court
University Street
London
WC1E 6JW**

Proposal:

Alterations of existing windows to doors, replacement of windows.

Drawing Nos: Site Plan, Location Plan, Ex & Prop Floor Plan, Prop Side Elevation, Ex & Prop Elevation, Window Detail.

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, Location Plan, Ex & Prop Floor Plan, Prop Side Elevation, Ex & Prop Elevation, Window Detail.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed alterations are considered an acceptable addition to the host property which is sited on the top floor of the building. The proposal includes the replacement of existing metal frame windows to double glazed Aluminium windows. The proposed windows will match the existing windows in terms of style and design. Given the matching style and design, appropriate materials and the siting of the windows on the upper most floors the proposed window replacement is considered an acceptable addition to the host property and the surrounding Bloomsbury Conservation Area.

The proposal also includes the changing of a number of windows to doorways. The proposed doors will match the existing doors sited elsewhere on the host property. Given the use of matching style and design of the doors and the siting the proposed doors are considered an acceptable addition to the host property and surrounding Conservation Area.

Given the siting and scale of the proposals they are not considered that the proposal would cause undue harm to nearby and neighbouring properties with regards to loss of light or outlook, or overlooking.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 Policies 7.4, 7.6 and 7.8 of the London Plan 2016; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of 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).

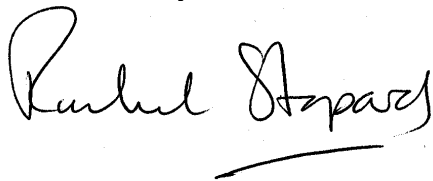
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 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