

Mr John Goedecke
Watkinson & Cosgrave
Unit 1
17 Leighton Place
London
NW5 2QL

Application Ref: **2016/2030/P**
Please ask for: **Kasuni Thewarapperuma**
Telephone: 020 7974 **3406**

27 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
La Sainte Union Convent School
Highgate Road
London
NW5 1RP

Proposal: Replacement of existing single glazed steel framed casement windows and timber sub-framed doors with double glazed powder coated aluminium framed casement windows and powder coated aluminium doors to the Copin Hall and DeBrabant Building.

Drawing Nos: Site Location Plan; 4739/1; 4739/2; 4739/3; 4739/4; 4739/5; 4739/6; 4739/7; 4739/8; 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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Details including sections at 1:5 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;
 - b) Manufacturer's specification and details of all materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site for the duration of the works.

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 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; 4739/1; 4739/2; 4739/3; 4739/4; 4739/5; 4739/6; 4739/7; 4739/8; Design and Access Statement.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

Whilst single glazed windows often contribute positively to the character of conservation areas, the double glazed units proposed would have a similar external appearance to the existing timber windows and so are deemed acceptable. The proposed pattern of materials, reveals, frames and glazing bars are indicated to match the existing. As such the principle of the proposals is not considered harmful to the character or appearance of the host building, street scene or the wider Dartmouth Park Conservation Area because of the cohesive design and materials proposed. However ensuring a high quality of detailed design of the windows is essential to preserving the character and appearance of the building and the Conservation Area and therefore a condition has been imposed on the decision to approve details of the proposed windows prior to commencement.

The new windows would have no impact on the amenity of adjoining properties as there is no change to the size or position of the window openings.

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.

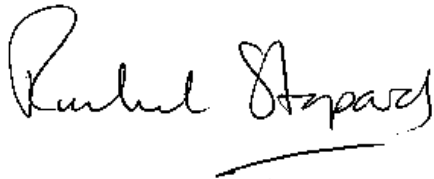
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, 5 Pancras Square, London N1C 4AG, (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], 5 Pancras Square, London N1C 4AG (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