

Mr James Harrington
Congreve Horner
Congreve Horner
108 Fulham Palace Road
London
W6 9PL

Application Ref: **2016/2791/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

10 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
Flat A Ground Floor
77 Iverson Road
London
NW6 2QY

Proposal:
Retrospective planning application for the replacement of single glazed timber frame sash windows with new white powder coated double glazed windows

Drawing Nos: E-mail from James Harrington dated 30/09/2016, e-mail from Andrew Dewhurst dated 12/08/2016, OS extract, Design Access & Planning Statement, Photo series, diagrammatic part elevation of Iverson Road, Photograph of original window.

The Council has considered your application and decided to grant permission.

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: E-mail from James Harrington dated 30/09/2016, e-mail from Andrew Dewhurst dated 12/08/2016, OS extract, Design Access & Planning Statement, Photo series, diagrammatic part elevation of Iverson Road, Photograph of original window.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The application seeks to retain new aluminium windows to the front ground floor elevation of the building, replacing the original timber sash windows. The building is not within a conservation area and is not listed. No. 77 is divided into flats and the first and second floor windows have previously been changed to aluminium windows of a similar style. There are a variety of windows present in the street scene, including replacement units of varying quality.

The new ground floor windows are clearly modern replacements that do not replicate the original design, method of opening, or materials of the originals. However, it is a material consideration that the upper windows were replaced in excess of 4 years ago, and the new windows unify the appearance of the front elevation. While the replacement windows are less sympathetic in appearance than the originals, on balance, it is considered that the resulting harm is limited in the context of previous replacements on the building and in the street scene, and there would be insufficient planning grounds to warrant a refusal of the application in this instance. The development is therefore acceptable in planning terms.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making 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 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14 and 17 of 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).

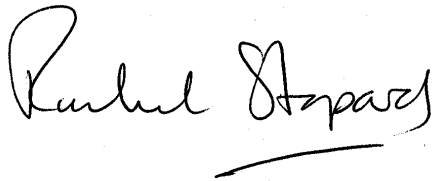
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 the name.

Rachel Stopard
Executive Director Supporting Communities