

Mr Desmond Ward
Tradwinco trading as AGS
74 Mead Avenue
Langley
Slough
SL3 8HT

Application Ref: **2016/3718/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

14 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
39 Buckland Crescent
London
NW3 5DJ

Proposal:

Replacement of single-glazed timber framed windows and rear doors with double-glazed timber framed windows and doors.

Drawing Nos: OS Extract; Design and Access Statement; drawing 1 (TWC 106/16; 107/17; 108/16); drawing 1(A) drawing 1(b); drawing 2(a); drawing 2(b); drawing 7; drawing 8.

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 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: OS Extract; Design and Access Statement; drawing 1 (TWC 106/16; 107/17; 108/16); drawing 1(A) drawing 1(b); drawing 2(a); drawing 2(b); drawing 7; drawing 8.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed replacement windows would be timber sashes at the front and timber casements at the sides, and so are appropriate in terms of material. They are of the same configuration as the existing windows and positioned in the same openings. The frames are the same widths as the existing and the proposed windows would have the same relationship with their reveals. It is therefore considered acceptable.

The existing single glazed timber doors are non-original and are located at lower ground floor level which is less visible. The proposed double glazed timber framed doors will be sited within the existing structural opening and are considered to be of high quality, with more slender framing profiles. As such the proposal is not considered harmful to the character or appearance of the host building, street scene or the Conservation Area because of the traditional design and materials proposed.

Given that the proposed new windows would be positioned within the same openings as the existing, the privacy of neighbouring dwellings would be protected.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 (CA's) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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 policies 7.4, 7.6 and 7.8 of the London Plan 2015; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

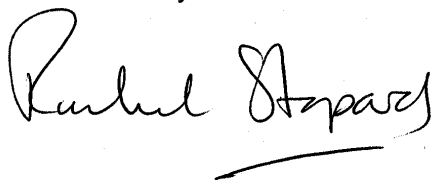
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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