

Miss C Smith
Lambert Smith Hampton
180 Oxford Street
London
W1D 1NN

Application Ref: **2016/4773/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

4 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Permission Under Regulation 3 Granted

Address:
Studholme Court
London
NW3 7AE

Proposal:
Replacement of single-glazed Crittall and double-glazed uPVC windows with double-glazed aluminium windows.

Drawing Nos: Site Location Plan (Ref. 6382(0)001); 6382(0)002; 6382(0)103 Rev A; Existing Elevations A-D (Photos); Existing Elevations E-H (Photos); Existing Elevations J-N (Photos); Existing Elevations P-U and Window Types to Elevations T-U (Photos); Existing Elevation V (Photo); Existing Elevations W-Z and Window Types Elevations W-Z (Photos); Existing Elevations AA-DD; Layout Plan; Window Details 1; Window Details 2

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. 6382(0)001); 6382(0)002; 6382(0)103 Rev A; Existing Elevations A-D (Photos); Existing Elevations E-H (Photos); Existing Elevations J-N (Photos); Existing Elevations P-U and Window Types to Elevations T-U (Photos); Existing Elevation V (Photo); Existing Elevations W-Z and Window Types Elevations W-Z (Photos); Existing Elevations AA-DD; Layout Plan; Window Details 1; Window Details 2

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

Informative(s):

- 1 Reasons for granting permission:

The replacement of all windows to Studholme Court is not considered harmful to the appearance of the host buildings, as the proposed windows are acceptable in terms of their material, form and detailed design. All replacement windows would be constructed from aluminium, and so are appropriate in terms of their material, as this is an improvement on the existing mix of uPVC and aging Crittall. The replacement windows are also of the same configuration as the existing windows and positioned in the same openings. They would maintain the glazing pattern of the original windows, with frames and glazing bars at similar widths to the existing, and would have the same relationship with their reveals, and thereby accord with Camden Planning Guidance. As such proposals are seen to contribute positively to the host buildings and wider street scene.

The replacement windows would have no impact on the amenity of adjoining properties.

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 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with 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).

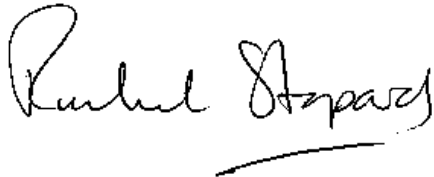
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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