

Mr Justin Keleghan
Sovereign Group Ltd
21 Campbell Road
Swinton
Manchester
M27 5QG

Application Ref: **2016/4822/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

19 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
170 Camden Road
London
NW1 9HJ

Proposal:
Replacement of windows and doors to residential building

Drawing Nos: 01; 01 (window schedule); 03; 04; 05 (OS Extract); 3101.1; 3101.2; 3102; 3103; 3104; 3105; 3106;3107; 3108; 3109; 3110; 3111; 3112; 3113.1; 3113.2; 3114; 3115; 3116; 3117; 3118; 3119; 2902; 2915; 15458#-0_11; 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 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: 01; 01 (window schedule); 03; 04; 05 (OS Extract); 3101.1; 3101.2; 3102; 3103; 3104; 3105; 3106;3107; 3108; 3109; 3110; 3111; 3112; 3113.1; 3113.2; 3114; 3115; 3116; 3117; 3118; 3119; 2902; 2915; 15458#-0_11; Design and Access Statement

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The works comprise the replacement of timber framed single glazed windows with timber framed double glazed windows to both the front and rear elevation of the host building. There would be no difference in the design, appearance and profile between the existing and proposed windows. There is no numerical increase in window openings, nor have any existing openings been increased in height, width or depth. The works also involve the installation of a replacement timber hardwood front door which is considered of an appropriate design and is similar to front doors on neighbouring properties along Camden Road.

The works are considered to improve both the external appearance of the building and overall environmental and energy performance, resulting in better comfort levels for the building's users.

Due to the location and minimal scale of the works, the proposal will not affect the amenity of any adjoining residential occupiers.

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

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

As such, the proposal is in general accordance with policies CS14 and CS19 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 proposal also accords with the London Plan 2016 and the National Planning Policy Framework.

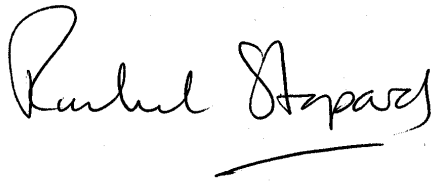
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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