

Mr Ashton
Flat 4
23 King Henry's Road
London
NW3 3QP

Application Ref: **2016/4443/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

17 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 4
23 King Henry's Road
London
NW3 3QP

Proposal:

Window alterations including the replacement of the existing timber framed casement window on the main rear elevation (bathroom) with an obscure glazed timber framed sash window, the replacement of the existing casement window on the side elevation of the rear outrigger (kitchen) with a timber framed sash window and the installation of a timber framed casement window in the end elevation of the rear outrigger (kitchen).

Drawing Nos: 3256 1/3, 3256 2/3, 3256 3/3, Existing and Proposed Rear Elevation v0.2, Existing and Proposed Cross-Section Elevation v0.2.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:- 3256 1/3, 3256 2/3, 3256 3/3, Existing and Proposed Rear Elevation v0.2, Existing and Proposed Cross-Section Elevation v0.2.

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission:

The site is a Victorian building and is designated as a locally listed building.

The proposed development is for window alterations including the replacement of the existing timber framed casement window on the main rear elevation (bathroom) with an obscure glazed timber framed sash window, the replacement of the existing casement window on the side elevation of the rear outrigger (kitchen) with a timber framed sash window and the installation of a new small timber framed casement window in the end elevation of the rear outrigger (kitchen).

The proposed replacement of the existing casement windows with sash windows would match the style of the original windows in this building and would enhance the character and appearance of the property. The detailed design of the sash windows including the reveal and glazing bar pattern is considered to be suitable for the age and character of the building. The proposed new casement window would be a small alteration which would appear as a secondary opening on the end elevation of the outrigger and would be consistent with the character of other properties on this terrace. The rear elevation of the site is not highly visible from public vantage points in the area.

Overall, the development would respect the character of the building and would preserve the character of this locally listed building and the wider area.

The replacement bathroom window would be obscure glazed which is appropriate considering the function of this room, the replacement side elevation window would be no larger than the existing window and would therefore not increase overlooking

of the neighbouring terrace and the end elevation window would result in no material overlooking. Overall, the development would not impact on the amenity of neighbouring properties.

The two objections and one comments received were taken into account when coming to this decision. The planning history of the site was also taken into account when coming to 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 DP26 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 2016; and the National Planning Policy Framework 2012.

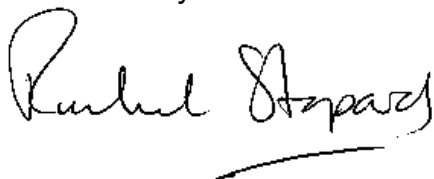
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



Rachel Stopard
Executive Director Supporting Communities

