

Mr Gary Webb
Gary Webb Architects
11 Jerusalem Passage
London
EC1V 4JP

Application Ref: **2016/5165/P**
Please ask for: **Matthew Dempsey**
Telephone: 020 7974 **3862**

17 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
12 Bartholomew Villas
LONDON
NW5 2LL.

Proposal:
New window to the street facing elevation at first floor level of house (Class C3).
Drawing Nos: Site Location Plan NGL 275378, 16/BR/01, 16/BR/02, 16/BR/101,
16/BR/102, 16/BR103, 16/BR/104.

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: Site Location Plan NGL 275378, 16/BR/01, 16/BR/02, 16/BR/101, 16/BR/102, 16/BR103 & 16/BR/104.

Reason:

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

Informative(s):

- 1 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).
- 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 No.12 Bartholomew Villas is a modern three storey semi-detached house immediately adjacent to a mid-Victorian three storey house, No.14. The house is situated within the Bartholomew Estate Conservation Area and is described in the accompanying Conservation Area Statement as "visually eye-catching, No.12 Bartholomew Villas is an anomaly in the townscape - a Japanese inspired essay of 1963-4 by Edward Cullinan". Whilst it is not listed nationally, it is a significant local heritage asset and makes a positive contribution to the character of the conservation area (page 22 Bartholomew Estate Conservation Area Statement).

The proposed window is considered acceptable in terms of materials, size, design and location. The new window will match the original window on the western facing façade to the rear. This will include the detailing of the brickwork around the sill and also the lintel of the existing fenestration and would therefore be sympathetic

and complementary to the host building.

The architect for this project has sought approval from the original architects' studio who have produced a sketch to corroborate the intentions of this application which is submitted within the application documents.

No significant amenity harm would arise regarding the location of the new window in terms of outlook, light or loss of privacy.

No comments have been received prior to coming to this decision. The site's planning history was taken into account when coming to this decision.

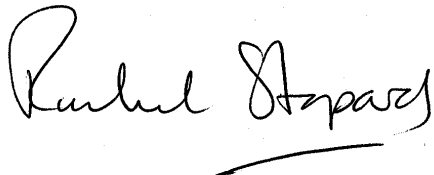
The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (promoting high quality places and conserving our heritage), and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage), the London Plan 2016 and the National Planning Policy Framework.

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