

Miss Weini Faloppa
Walker Management
Lion House
242 Ballards Lane
N12 0EP

Application Ref: **2016/3756/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 **3303**

24 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
8 Hilgrove Road
London
NW6 4TN

Proposal:
Replacement of existing timber single glazed sash windows on the front and rear elevations with new timber double glazed sash windows of the existing flat (Class C3).

Drawing Nos: 2934/WM/01; 2938/WM/03 Existing Front and Side Elevation; 2938/WM/02 Existing Rear and Side Elevation; 2938/WM/03 Proposed Front and Side Elevation; 2938/WM/03 Proposed Rear and Side Elevation; and email regarding materials from Ms Ms Faloppa dated the 08.09.2016.

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, as well as the method of opening, glazing bar proportions and profile 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 2934/WM/01; 2938/WM/03 Existing Front and Side Elevation; 2938/WM/02 Existing Rear and Side Elevation; 2938/WM/03 Proposed Front and Side Elevation; 2938/WM/03 Proposed Rear and Side Elevation and email regarding materials from Ms Ms Faloppa dated the 08.09.2016.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposal is to replace the existing windows to the front and rear elevations, with new timber framed, double glazed windows that will match the existing in terms of outward appearance. The proposed design and materials are considered to be in keeping with the wider area and will not adversely impact on the appearance of the host building.

No objections have been raised in relation to the works. The application site's planning history and relevant decisions were taken into account when coming to this decision.

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 the London Plan 2016 and the National Planning Policy Framework 2012.

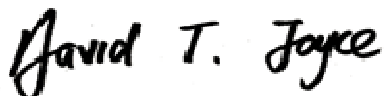
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Executive Director Supporting Communities