

Mr Glyn Emrys
Emrys Architects
CAP House 9-12 Long Lane
London
EC1A 9HA
United Kingdom

Application Ref: **2016/5188/P**
Please ask for: **Nora-
Andreea.Constantinescu**
Telephone: 020 7974 **5758**

24 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**21 Hillway
London
N6 6QB**

Proposal:
Replacement of windows and doors to the rear elevation with new metal framed window and sliding doors to residential dwelling (Class C3).

Drawing Nos: 1614-0100-AP-000; 1614-0100-AP-001; 1614-0100-AP-002; 1614-0100-AP-003; 1614-0100-AP-004; 1614-0100-AP-005; 1614-0200-AP-001; 1614-0200-AP-002; 1614-0200-AP-003; 1614-0400-AP-001; 1614-0400-AP-002; 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 on the approved plans.

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:

1614-0100-AP-000; 1614-0100-AP-001; 1614-0100-AP-002; 1614-0100-AP-003; 1614-0100-AP-004; 1614-0100-AP-005; 1614-0200-AP-001; 1614-0200-AP-002; 1614-0200-AP-003; 1614-0400-AP-001; 1614-0400-AP-002; 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 proposed alterations would replace the existing upvc windows and doors to the rear elevation with metal and glass sliding doors and a new partially openable window with metal frames.

The proposed new sliding doors would expand in line with the two windows on the floor above and the proposed window would be also in line with the one above. It is considered that the proposed alterations would not cause significant harm to the character and appearance of the host dwelling.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of overlooking or light pollution.

Special attention has been paid to the desirability of preserving or enhancing the character or 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.

One comment has been received prior to making this decision, which is dully

addressed in the Consultation Summary. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 and CS14 and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24, DP25 and DP26. The proposed development also accords London Plan 2016 and National Planning Policy Framework 2012.

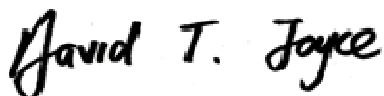
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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