

Philip Smith
Arcadis
Arcadis House
34 York Way
London
N1 9AB

Application Ref: **2016/5537/P**
Please ask for: **Oluwaseyi Enirayetan**
Telephone: 020 7974 **3229**

5 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Permission Under Regulation 3 Granted

Address:

Flats 1-10
2-6 Greville Street
London
EC1N 8PQ

Proposal: Replacement of single glazed aluminium horizontal sliding sash windows with double glazed polyester powder coated aluminium casement windows to residential block of flats.

Drawing Nos: Site plan; 8906/002B/ (1RevB, 2RevB, 3RevB, 4RevB, 5RevB); 8906/004; 8906/009; Design and Access Statement dated June 2016; email from P Smith (Arcadis) re: colour of window frames dated 01/12/16.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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; Site plan; 8906/002B/ (1RevB, 2RevB, 3RevB, 4RevB, 5RevB); 8906/004; 8906/009; Design and Access Statement dated June 2016; email from P Smith (Arcadis) re: colour of window frames dated 01/12/16.

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

- 3 The replacement windows hereby approved shall be coloured to match the existing. All other 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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informatives:

- 1 Reasons for granting permission.

The proposed replacement aluminium windows would match the existing pattern of the windows and there would be no alterations to the number or size of window openings. Although the frames would be thicker than the existing slim-framed aluminium windows, the proposed frames are still considered to be slim and would not appear bulky. The applicant has confirmed that the windows would be coloured to match the existing. Therefore the replacement windows are considered acceptable in terms of design, form and material and would not be harmful to the character and appearance of the host building or conservation area.

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.

The replacement windows would have no impact on the amenity of adjoining properties as the proposal would replace existing windows only and no additional window openings are proposed.

No comments have been received prior to making this decision. The site's planning history was 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, DP25 and DP26 of the London Borough of Camden Local Development Framework Policies. The proposed development also accords with The London Plan 2016 and the National Planning Policy Framework.

- 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).

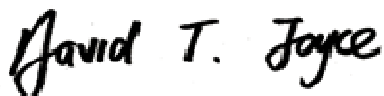
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 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