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Application Ref: **2016/4665/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

18 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
2-4 Garlinge Road
London
NW2 3TR

Proposal: The replacement of the existing single glazed metal-framed windows to rear elevation with double glazed aluminium windows.

Drawing Nos: 301, 302, 303 & 304A, Window Specification & Proposed Windows Detailed Plans & Sections

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 301, 302, 303 & 304A, Window Specification & Proposed Windows Detailed Plans & Sections



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.

Informatives:

- 1 Reasons for granting permission

The proposed development is the replacement of the existing single glazed metal-framed windows with double glazed aluminium framed windows. The existing windows are in a poor state of repair and the proposed windows would improve the thermal performance of the building.

The site is located at 2-4 Garlinge Road, Kilburn which are Victorian buildings containing flats. The site is not located in a conservation area and the buildings are not listed. The rear elevation of the site is also not visible from any public vantage points.

The existing buildings have Crittall metal windows on their rear elevation. These windows have some architectural interest, even though they do not match the age and style of the building and are not used on neighbouring buildings.

The proposed replacement windows would be constructed from powder coated aluminium and would have a glazing bar design which would match the various different glazing patterns of the existing windows on the rear elevation. The double glazed frames would be slightly wider than the existing. However, the replacement windows would reflect the design of the existing windows including the glazing proportions, the number and size of the window openings and materials. Overall, the development would respect the character of the building and would preserve the character of the area.

No new window openings are proposed and the development would not impact on the amenity of the area.

No objections have been received and 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 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.

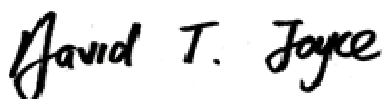
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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