

Mr Roger Mahoney
Brodie Plant Goddard
Studio 1 & 2
Old Kings Head Court
11 High Street
DORKING
RH4 1AR

Application Ref: **2016/7001/P**
Please ask for: **Oluwaseyi Enirayetan**
Telephone: 020 7974 **3229**

23 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 1-3 Carlton Mansions
182 Shaftesbury Avenue
London
WC2H 8JB

Proposal:

Replacement of existing single glazed timber windows with double glazed timber windows to front and rear elevations of flats on upper floors (Class C3).

Drawing Nos: Site location plan; 3894-PL_ (01, 02, 03, 04); Design & Access Statement prepared by brodieplantgoddard architects, dated Dec 2016 ref: RM/SD/3894.

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; 3894-PL_ (01, 02, 03, 04); Design & Access Statement prepared by brodieplantgoddard architects, dated Dec 2016 ref: RM/SD/3894.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed window replacement represents a resubmission of planning application reference 2012/3669/P, which was granted 10/09/2016 but was not implemented and has now expired.

The replacement windows would have identical dimensions, would be similar in appearance, and would sit comfortably within the host building. As there are no significant changes to the current LDF core strategy and development policies, planning guidance and seven dials conservation area statement upon which this application was previously assessed and the emerging Camden Local Plan Submission Draft 2016, the window replacements are considered acceptable in terms of design and material, and would preserve the character and appearance of the host building and the wider Seven Dials 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.

No amenity issues are relevant due to the nature of the application.

The Covent Garden Community Association raised no objection, and no other comments have been received prior to the determination of this application. 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, policies DP24, DP25 and DP26 of the London Borough of Camden Local

Development Framework Policies, and policies D1, D2 and A1 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with The London Plan 2016 and the National Planning Policy Framework.

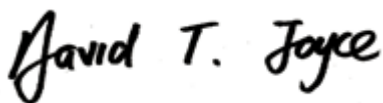
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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