

Ms K Golden  
First Floor Flat,  
37 Willes Road  
London  
NW5 3DN

Application Ref: **2017/0145/P**  
Please ask for: **Hugh Miller**  
Telephone: 020 7974 **2624**

27 February 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**First Floor Flat  
37 Willes Road  
London  
NW5 3DN**

Proposal: Installation of timber framed double-glazed sash windows to front elevation as replacement for casement crittal windows to 1st floor self-contained flat (Class C3).

Drawing Nos: Location plan; Existing and Proposed front elevation; window specifications - Quotation OFR/0051; Design & Access Statement.

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 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 : [Location plan; Existing and Proposed front elevation; window specifications -QuotationOFR/0051; Design & Access Statement. ]

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

Informative(s):

- 1 Reasons for granting planning permission:

The proposed replacement windows would be timber sashes and limited to the front elevation. The windows would mirror the design of the neighbouring buildings characteristic of the terrace group and in keeping with the character and appearance of the conservation area. Such works would have no impact on the amenity of any adjoining occupiers.

Whilst single glazed windows often contribute to the character of conservation areas, the double glazed units proposed are the same design, materials and opening method as noted on the neighbouring houses. Whilst the frames are of identical widths the glazing bars width are slightly larger to accommodate the double glazed units but their increased widths would not be immediately apparent; and the proposed windows would have the same relationship with their reveals and thereby accord with Camden Planning Guidance. As such the proposal is not considered harmful to the character or appearance of the host building, the terrace group of buildings or the Inkerman Conservation Area because of the traditional design and materials proposed.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 Development Policies. The proposed development also accords with the London Plan 2016; and the National Planning Policy

Framework. The proposal also accords with Policies A1, D1 and D2 of the Camden Local Plan Submission Draft 2016.

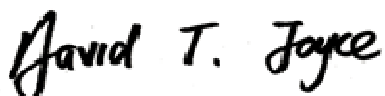
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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