

Miss Weini Faloppa
Walker Management
Lion House
242 Ballards Lane
N12 0EP

Application Ref: **2016/4163/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

11 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat C
34 Gascony Avenue

London
NW6 4NA

Proposal:

Replacement of existing single glazed timber windows with timber framed double glazed windows to second floor flat

Drawing Nos: 2944/WM/01; 2944/WM/02; 2944/WM/03/R-01; Typical Assemblies Issue A

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 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: 2944/WM/01; 2944/WM/02; 2944/WM/03/R-01; Typical Assemblies Issue A

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The works comprise the replacement of the existing single glazed timber framed windows with timber framed double glazed windows to both the front and rear elevation of the second floor flat. There would be a minimal difference in the design, appearance and profile between the existing and proposed windows. There is no numerical increase in the window openings, not have any existing openings have been increased in height, width or depth.

The works are considered to maintain and improve both the external appearance of the host building and overall environmental and energy performance, resulting in better comfort levels for flat's users.

Due to the location and minimal scale of the works, the proposal will not affect the amenity of any adjoining residential occupiers.

One comment of support on the initial development was received prior to making this decision which was duly noted. The planning history of the site and relevant appeal decisions have been taken into account when coming to this decision.

As such, the proposal is in general accordance with policies CS14 and CS19 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 proposal also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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 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.

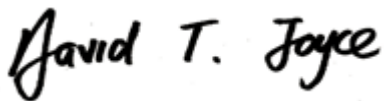
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

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