

Mr Steven Brewer
Heritage Surveys Limited
Unit 11H, Capital Business Centre
22 Carlton Road
South Croydon
CR2 0BS

Application Ref: **2016/6934/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

3 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
56 Priory Road
London
NW6 3RE

Proposal:

Replacement of all windows, doors and wooden cladding, replacement of existing flat roof covering, and replacement of front boundary wall by new dwarf wall and railings.

Drawing Nos: Site location plan; 32-01-SK(0)003; 32-01-SK(0)002; 32-01-EXISTING & PROPOSED-08 A; 32-01-PROPOSED-09; 32-01-PROPOSED-05 A; 32-01-PROPOSED-07 A; 32-01-PROPOSED-03 B; 32-01-PROPOSED-04 C; 32-01-SK(0)004; 32-01-PROPOSED-02 C; 32-01-SK(0)001.

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 policies 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; 32-01-SK(0)003; 32-01-SK(0)002; 32-01-EXISTING & PROPOSED-08 A; 32-01-PROPOSED-09; 32-01-PROPOSED-05 A; 32-01-PROPOSED-07 A; 32-01-PROPOSED-03 B; 32-01-PROPOSED-04 C; 32-01-SK(0)004; 32-01-PROPOSED-02 C; 32-01-SK(0)001.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed replacement windows and doors would be same design as the existing and in keeping with the character and appearance of the host property and Conservation Area. Whilst single glazed windows often contribute to the character of Conservation Areas, the double glazed units proposed are the same design, proportions, materials and opening method as existing. As such the proposal is not considered harmful to the character or appearance of the host building, street scene or the Conservation Area.

The existing front boundary treatment comprises a low level red brick wall, which is in a poor state of repair. The proposed new wall would measure 0.25 - 0.30 metres topped with new railings in the style of the existing gate and is considered to preserve the character and appearance of the street scene and wider Conservation Area.

It is also proposed to remove the asphalt and felt roof because of its poor condition and replace it with insulation and a high performance felt covering. The works would have no impact on the character and appearance of the host building and wider area.

Finally, the existing white painted shiplap timber cladding between the windows would be replaced like-for-like which is acceptable.

The replacement windows and associated upgrade works will not significantly alter the elevations of the property nor affect neighbouring amenity.

No objections have been received prior to making this decision. The site's planning

history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving and enhancing the character and appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 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, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies; and policies D1 and D2 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).

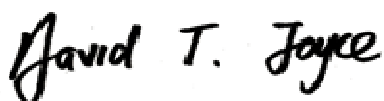
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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
Director of Planning and Regeneration