

Mr Kunal Modi
Flat 4
144 Fellows Road
London
NW3 3HJ

Application Ref: **2017/0434/P**
Please ask for: **Oluwaseyi Enirayetan**
Telephone: 020 7974 **3229**

8 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 4
144 Fellows Road
London
NW3 3JH

Proposal:

Replacement of timber framed sash and metal framed single glazed windows with double glazed timber sash windows to front and rear elevations of flat.

Drawing Nos: Site location plan; 1606 - (01)02, (01)12, (03)01, (03)02, (03)11, (03)12, (04)20; Design and Access Statement.

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; 1606 - (01)02, (01)12, (03)01, (03)02, (03)11, (03)12, (04)20; Design and Access Statement.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed replacement of timber and metal frame windows to timber frame sash windows is considered acceptable in terms of design, form and materials. The timber windows would match the existing pattern and dimensions of the existing windows. However, there are two existing metal frame windows to the rear which would require minor alterations to replace it from two to one timber sash window. It would fit into the design of other replacement windows, therefore complementing the style of the host building and would not be harmful to the character and appearance of the Belsize Conservation Area.

The replacement windows would have no impact on the amenity of adjoining properties as the proposal would replace existing windows only and no additional window openings are proposed.

The Belsize Conservation Area Advisory Committee raised no objection, and no other comments have been received prior the determination of this application. The site's planning history was 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 of the Planning (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 Policies. The proposed development also accords with policies D1, D2 and A1 of the London Borough of Camden Local Plan Submission Draft 2016, 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).

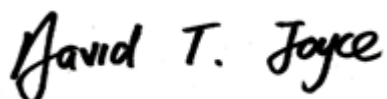
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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