

Mrs Nicola Heindl-Watson  
Flat 2, 6 Princess Road  
London  
NW1 8JJ

Application Ref: **2016/6526/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

8 March 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**Flat 2**  
**6 Princess Road**  
**London**  
**NW1 8JJ**

Proposal:

Replacement of 2 x metal framed windows to rear first floor level with timber framed sash windows.

Drawing Nos: PR 001, PR 002, PR 003, PR 004 and supporting statement received 28/11/2016.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: PR 001, PR 002, PR 003, PR 004.

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

Informative(s):

- 1 Reasons for granting permission:

The proposal involves the replacement of two non-original metal framed windows to the rear of the first floor flat with two new timber sash windows. The existing windows, along with the rest of the windows to the rear elevation, were installed sometime in the 60s or 70s without the benefit of planning permission and are unsympathetic to the character and appearance of the host building and wider conservation area in terms of style and materials. The Council does not object to their loss and welcomes their replacement with traditional timber sash windows. The proposed windows match the existing original windows to the front elevation of the host building and those to the rear elevations of neighbouring buildings.

The proposals are considered to preserve and enhance the character and appearance of the host building and Primrose Hill Conservation Area and are therefore acceptable.

No objections were received prior to the determination of this application. The Primrose Hill Conservation Area Advisory Committee (CAAC) confirmed they have no objection to the proposal. The planning history of the site has been 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 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, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies, and policies A1, D1, 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 2012.

- 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

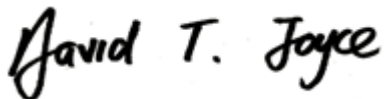
Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning