

Mrs Angela Walker  
Anglian Home Improvements  
National Administration Centre  
PO Box 65  
Norwich  
NR6 6EJ

Application Ref: **2017/1149/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

7 April 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**12 A Greenaway Gardens**  
**LONDON**  
**NW3 7DH**

Proposal: Replacement windows of single glazed timber framed windows to double glazed timber framed windows to the ground and first floors of the front and side elevations.

Drawing Nos: Existing and proposed side elevations Rev B, Sheet 1 Rev B, Sheet 2 Rev B, Sheet 3 Rev B, Sheet 4 Rev B, Proposed ground floor left elevation window 12, Proposed left elevation window 14, Proposed long windows 1-4, Design & Access.

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:

Existing and proposed side elevations Rev B, Sheet 1 Rev B, Sheet 2 Rev B, Sheet 3 Re B, Sheet 4 Rev B, Proposed ground floor left elevation window 12, Proposed left elevation window 14, Proposed long windows 1-4, Design & Access.

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

#### Informatives:

- 1 Reasons for granting permission.

The proposal includes the replacement of the existing single glazed timber casement windows with timber framed double glazed windows. The windows proposed to be replaced relate to item numbers 1 to 9 on the proposed front elevation, item 13 on the proposed right hand elevation and items 14 and 12 on the proposed left elevation. It is considered that the proposed windows would be acceptable in design and appearance and would not visually impact the host building or wider conservation area. A similar proposal has been given approval under 2015/3415/P at No.19 Greenway Gardens nearby.

The proposed windows would match the design and characteristic features of the existing windows including the style dimension. However, the window frames are likely to be slightly thicker due to the additional glazing and some of the window design would change such as windows Nos.13 and 14. The proposed windows would reflect the original pattern of the fenestration of the host building without the need of enlarging the existing window openings.

As such, due to the openings are to be unchanged by the above said replacement windows, there would be no undue impact on neighbouring properties in terms of overlooking and loss of privacy.

No objections have been raised in relation to the works. The application site's planning history was taken into account when coming to this decision.

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 Policies 7.4 and 7.6 of the London Plan 2016 and the provisions of paragraphs 14, 17 and 56-66 of the National Planning Policy Framework 2012. The proposal also accords with Policies A1, D1 and D2 of the Camden Local Plan Submission Draft 2016.

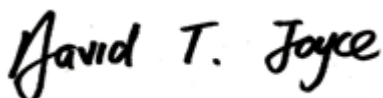
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 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.
- 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 ended 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  
Director of Regeneration and Planning