

Mr Cross
192D Campden Hill Road
Notting Hill Gate
London
W8 7TH

Application Ref: **2017/1849/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

10 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Land to the rear of 87-93 Kingsgate Road
London
NW6 4LA**

Proposal:

Details of windows by conditions 2a of planning permission ref 2014/3658/P dated 21/01/2015 for the erection of a 3 storey single dwellinghouse.

Drawing Nos: 7155/2.4 Rev C.

Informative(s):

- 1 Reasons for granting.

The detailed design and material of the proposed windows are considered to be acceptable, as they are of high quality and would serve to preserve and enhance the character and appearance of the host building and streetscape. This is a resubmission of the previous approval for the windows under 2016/4587/P, however the applicant states they are not able to find a manufacturer for the previous design of windows where the entire window was a single opening light. It was also advised that such a window would not achieve the required ventilation in the bedrooms and would not meet the U-Value requirements. The new proposed fenestration is claimed to be able achieve both the ventilation requirement and



thermal performance.

With regards to the current proposals, the only difference is that an openable light is introduced into each window. It would be both hinged and tilt opening to achieve good ventilation and has been designed to balance the elevation.

Much like the previous approval, the proposed windows would have frames mostly hidden within the reveals, and so appear recessed, and as a consequence add visual interest to the building's elevations. Internally the window frames would consist of timber, which would allow for a soft domestic feel and easy maintenance. Externally the windows would be constructed from aluminium with a powder coated finish, in a colour to match the front door, making the window details entirely appropriate in terms of material, finish and colour. The window meets secure by design requirements, and would have an attractive detailed design that complements the host building and is fitting to its contemporary architectural style.

The details as submitted would not have any adverse impact on the character and appearance of the host building or street scene, nor would they impact on the amenities of adjoining occupiers.

The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with 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. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework. The proposal also accords with Policies A1, D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 2 All pre-commencement conditions from the parent permission above have now been discharged.
- 3 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 T. Joyce

David Joyce
Director of Regeneration and Planning