

Mr Alex Arnold  
Flat 28 New Priory Court  
61 Mazenod Avenue  
London  
NW6 4LT

Application Ref: **2017/0514/P**  
Please ask for: **Robert Lester**  
Telephone: 020 7974 **2188**

11 April 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 28  
New Priory Court  
61 Mazenod Avenue  
London  
NW6 4LT**

Proposal:

Installation of replacement aluminium framed glazed sliding doors on the rear elevation (facing Mazenod Avenue) at second floor level.

Drawing Nos: P001, P002, P003, P004, P005, P006, P007, Finepoint Orama System and Brochure (Window Specification), RAL 3007 Frame Colour (Red/Brown) [all received 5th April 2017 - revised plans]

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:- P001, P002, P003, P004, P005, P006, P007, Finepoint Orama System and Brochure (Window Specification), RAL 3007 Frame Colour (Red/Brown) [all received 5th April 2017 - revised plans]

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

Informative(s):

- 1 Reasons for granting permission (Delegated)

The development is the installation of replacement glazed aluminium framed sliding doors on the front elevation at second floor level (facing Mazenod Avenue).

The existing duplex flat is located at second and third floor level within New Priory Court which is a 1970s built housing block. The site is not located in a conservation area and the building is not listed or locally listed. The existing glazed doors have brown upvc frames with bulky frames which are a later alteration to the building.

The proposed replacement sliding doors would be constructed from slim powder coated aluminium frames in a brown colour finish. The glazing-bar design would not completely match the existing arrangement; however the outer frame and 2 central vertical window bars would be retained. The doors are not highly visible on the streetscene, due to their set back position and concrete terrace balustrade. The proposed replacement sliding doors by reason of their frame design and colour would respect the general character of the building and would preserve the character of the area.

No new window openings are proposed and the development would not impact on the amenity of the area.

No objections have been received and the planning history of the site has been taken into account when coming to this decision.

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 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1 and D1 of the London Borough of Camden Local Plan Submission Draft. 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).

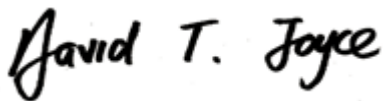
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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