

Mr Simon Watkins  
HUB Architects and Designers Ltd.  
15 Hoopers Yard  
Kimberley Road  
London  
NW6 7EJ

Application Ref: **2017/1363/P**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

18 April 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 3  
74 Crediton Hill  
London  
NW6 1HR**

Proposal: Alteration to front fenestrations of first floor flat (Use Class C3) including the relocation of existing timber framed balcony door and installation of new timber framed sash window.

Drawing Nos: (Prefix: 1220-) EX-01, EX-02, EX-03, PL-04, PL-05, PL-06; and Design and Access Statement (ref. 120-E0.1-1703\_06)

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: (Prefix: 1220-) EX-01, EX-02, EX-03, PL-04, PL-05, PL-06; and Design and Access Statement (ref. 120-E0.1-1703\_06)

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

#### Informatives:

- 1 Reasons for granting permission.

The proposed replacement first floor fenestrations are considered appropriate in terms of their design, materials, as well as the retention and addition of brick arch detailing. Due to their recessed position, the proposed fenestrations are not overly visible from Credition Hill and it is not considered that the proposal would result in any harm to the character and appearance of the property and streetscene as well as preserve the special character of the conservation area.

The proposed variations would also not be considered to result in any detrimental impact upon the amenities of any adjoining occupier in terms of outlook, light, privacy or noise by virtue of their location, design as well as the fact that access is already possible onto the external balcony.

No objections were received in relation to the proposed changes. The site's planning history was taken into account when coming to this decision. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the West End Green 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 policy 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 as well as policies D1, D2 and A1 of the Camden Local Plan Submission Draft (2016). The proposed development also accords with the London Plan 2016 as well as the National Planning Policy Framework 2012.

- 2 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.

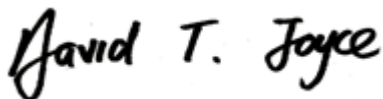
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 4 The emerging London Borough of 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