

Simon Miller  
Simon Miller Architects Ltd  
1033B FINCHLEY ROAD  
TEMPLE FORTUNE  
LONDON  
NW11 7ES

Application Ref: **2017/1052/P**  
Please ask for: **Kristina Smith**  
Telephone: 020 7974 **4986**

19 April 2017

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**Flat B**  
**61 Canfield Gardens**  
**LONDON**  
**NW6 3JL**

Proposal: Alterations to fenestration including installation of new window opening to front elevation at second floor level, enlargement of rear window at third floor level and installation of balustrade to provide juliet balcony.

Drawing Nos: 422 PL00; 422 EX01; 422 EX02; 422 EX03; 422 EX04; 422 EX05; 422 EX06; 422 EX07; 422 EX08; 422 EX09; 422 PL01; 422 PL02; 422 PL03; 422 PL04; 422 PL05; 422 PL06; 422 PL07 (Rev A); Design and Access Statement

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: 422 PL00; 422 EX01; 422 EX02; 422 EX03; 422 EX04; 422 EX05; 422 EX06; 422 EX07; 422 EX08; 422 EX09; 422 PL01; 422 PL02; 422 PL03; 422 PL04; 422 PL05; 422 PL06; 422 PL07 (Rev A); Design and Access Statement

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

#### Informatives:

- 1 Reasons for granting permission.

The conversion of windows to doors and the installation of a Juliet balcony at third floor level to rear is considered an acceptable alteration that would not detract from the character or appearance of the rear elevation. The properties to either side are of varying character or height and so the conversion would not disrupt an established style of fenestration at this level. The balustrade would be a black metal railing which is considered to be appropriate for the context.

The new window opening at second floor level to the front of the property would match the existing style of window and would correspond with the fenestration on the adjoining property and as such would not harm the character or appearance of the property. The window on the side elevation of the property does not contribute to the character of the property and has limited visibility in public or private views. It is therefore acceptable to remove the window opening.

The installation of double glazed units throughout is acceptable given that the style, material and colour will remain the same as existing.

The proposal is considered to preserve the character and appearance of the conservation area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. 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, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1, D1 and D2 of the London Borough of Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

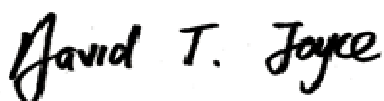
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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