

Emily Beaven
Walker Management
Lion House
242 Ballards Lane
London
N12 0EP

Application Ref: **2016/6575/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

6 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
64 Chalcot Road
London
NW1 8LY

Proposal: Replacement of single-glazed timber windows at rear and side with like-for-like double-glazed windows.

Drawing Nos: (3081/WM/-)01, 02 rev 3, 03 rev 3; Typical sash window details - 07, 09 rev 2, 11 rev 2; Typical casement window details - 1801 to 1817.

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 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 2010, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies 2010, and policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: (3081/WM/-)01, 02 rev 3, 03 rev 3; Typical sash window details - 07, 09 rev 2, 11 rev 2; Typical casement window details - 1801 to 1817.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposal seeks to replace single-glazed, timber framed sash and casement windows over all floors on the rear and side elevations with like-for-like double-glazed windows that will match as closely as possible the existing windows in terms of materials, colour, frame sizes, design, opening methods and proportions. It is therefore considered that the proposed replacement windows would not detract from the character and appearance of the building and the wider Primrose Hill conservation area, and as such, would be acceptable.

Concerns were initially raised with the applicant in relation to proposals to provide double-glazed windows at the front of the property and in particular how these alterations might adversely impact on the character and appearance of the building and adjacent properties given that nos. 63-66 are read as a group with a similar appearance, including single-glazed windows. In response, the proposal was revised and drawings amended to omit the insertion of double-glazing into any of the front windows and the applicant expressed an intention to retain and repair these windows instead. These amendments are considered to be acceptable.

There are no amenity concerns as a result of these proposals in terms of loss of privacy or overlooking to neighbouring properties as the proposed windows would replace existing windows.

The site's planning and appeals history has been taken into account when coming to this decision. The Primrose Hill Conservation Area Advisory Committee responded in support of the proposals and no objections have been received following statutory consultation.

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 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 policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy 2010; and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies 2010, policies A1, D1 and D2 of the Camden Local Plan Submission Draft 2016, the London Plan 2016, and the National Planning Policy Framework 2012.

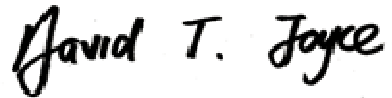
- 2 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.
- 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 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 style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning