

Ms Tone Sutterud
Flat A
193 Fordwych Road
London
NW2 3NH

Application Ref: **2017/2279/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

12 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
193 Fordwych Road
London
NW2 3NH

Proposal: Retention of rear timber window in new opening at ground floor level.

Drawing Nos: Site location plan; X01, P01; Existing unnumbered ground floor plan (dated 24/08/1989).

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; X01, P01; Existing unnumbered ground floor plan (dated 24/08/1989).

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



Informatives:

1 Reasons for granting permission:

The proposed single-glazed, white timber framed window inserted into the rear elevation at ground floor level is considered to be of an appropriate design by virtue of its frame size, material, colour, opening methods and proportions to be in-keeping with the character and appearance of the host building and the surrounding area. There are no amenity concerns as a result of these proposals in terms of loss of privacy or overlooking to neighbouring properties given that the proposed window is located at ground floor level and on a rear façade facing a railway line with limited views and which isn't visible from the wider public realm. The works therefore are not considered to be harmful to the character or appearance of the host building or wider environment, and as such, would be acceptable.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

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 and DP26 of the London Borough of Camden Local Development Framework Development Policies 2010, policies A1 and D1 of the Camden Local Plan Submission Draft 2016, the London Plan 2016 and the National Planning Policy Framework 2012.

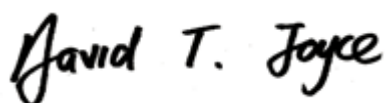
2 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, 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.

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