

Mrs Kathryn Levitt
Kathryn Levitt Design Ltd
Goodwin house
5 Union Court
Richmond
TW9 1AA

Application Ref: **2017/1570/P**
Please ask for: **Nora-Andreea
Constantinescu**
Telephone: 020 7974 **5758**

23 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat D Mount Tyndal
Spaniards Road
London
NW3 7JH**

Proposal: Replacement of all windows to match existing

Drawing Nos: Site photos; 002 Rev A; 003 Rev A; 004 Rev A; 005; Windows and door location drawing elevation 03; Windows and door location drawing elevation 02; Windows and door location drawing elevation 01; Site location plan; W1-1; W1-2; W1-3; W2-1; W2-2; W2-3; W3; W4-1; W4-2; W5-1 to W5-8; W6-1 Existing; W6-1 Proposed; W6-2 Existing; W6-2 Proposed; W7-1; W7-2; W7-3; W7-4; W7-5; W7-6; W8-1; W9-1; W9-2; W9-3; W10-1; W10-2; Design and access statement; Replacement window quotation dated 10 Nov 2016; Proposed window frame sample picture; Material confirmation email dated 23/05/2017.

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:

Site photos; 002 Rev A; 003 Rev A; 004 Rev A; 005; Windows and door location drawing elevation 03; Windows and door location drawing elevation 02; Windows and door location drawing elevation 01; Site location plan; W1-1; W1-2; W1-3; W2-1; W2-2; W2-3; W3; W4-1; W4-2; W5-1 to W5-8; W6-1 Existing; W6-1 Proposed; W6-2 Existing; W6-2 Proposed; W7-1; W7-2; W7-3; W7-4; W7-5; W7-6; W8-1; W9-1; W9-2; W9-3; W10-1; W10-2; Design and access statement; Replacement window quotation dated 10 Nov 2016; Proposed window frame sample picture; Material confirmation email dated 23/05/2017.

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

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

Informative(s):

- 1 Reasons for granting permission:

The proposal includes the replacement on a like for like basis of existing windows to Flat D at Mount Tyndal Court. The existing windows are bronze anodised aluminium, colour Anolok 547 and the proposed ones would have the same specifications. The proposed windows would match the existing window frames dimensions and would be double glazed.

The proposed replacement is not considered to cause undue harm to the appearance and character of the host building, or to wider conservation area; nor it would cause harm to the neighbouring amenities. It is therefore considered acceptable.

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.

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 the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS14, and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24, DP25 and DP26. The proposed development also accords with A1, D1, D2 of Camden Local Plan Submission Draft 2016, London Plan 2016 and National Planning Policy Framework 2012.

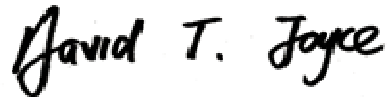
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.
- 4 The Inspector's report on the Council's emerging 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

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