

Bernard Payne
Ground floor flat
2 Oseney Crescent
London
NW5 2AU

Application Ref: **2017/3415/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

14 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Ground floor flat
2 Oseney Crescent
London
NW5 2AU**

Proposal:

Lowering of rear window cill and installation of new French doors with Juliet balcony at upper ground floor level; replacement and enlargement of rear metal framed window with timber sash replacement.

Drawing Nos: 01, 02 rev 03 and site location plan.

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 01 and 02 rev 03.

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

Informative(s):

- 1 Reasons for granting permission.

The proposals involve minor alterations to the rear fenestration of the upper ground floor flat. These include the lowering of the rear window cill and installation of new French doors with Juliet balcony. The new doors would be timber framed and would sit within the existing window aperture. There is no uniformity to the rear windows at present as a number of unattractive alterations have been made previously; however, the design and materials would be more sympathetic to the original architectural character of the host building and neighbouring properties than the existing metal framed windows with Perspex glazing. The Juliet balcony would be simple black metal railings which is considered appropriate and sympathetic to the character of the building.

The proposals also include the bricking up of a small window and the enlargement and replacement of a metal framed window with a timber-framed sash. The replacement sash would sit within the original window aperture (which was previously bricked up, as can be seen internally). The alteration would restore the original fenestration size, design and material and is considered acceptable.

Although the alterations would be visible from Canteloves Gardens to the rear, they would be modest alterations which would not harm the character and appearance of the host building or wider Bartholomew Estate Conservation Area.

The proposals do not create new window openings, nor does the rear elevation overlook any neighbouring properties. The creation of a wider opening for the Juliet balcony would not result in overlooking of the lower ground floor flat as it would not provide access to the external area.

One objection has been received which has been duly taken into account prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision. 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 [ERR] 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and Policy D2 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

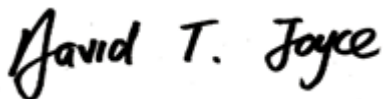
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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



David Joyce
Director of Regeneration and Planning