

Mrs Angela Walker
Anglian Home Improvements
National Administration Centre
PO Box 65
NORWICH
NR6 6EJ

Application Ref: **2017/3013/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

23 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Garden Flat
28 Steele's Road
London
NW3 4RE

Proposal:

Replacement of the existing timber framed windows and doors to the rear elevation with new timber framed doubled glazed windows and doors.

Drawing Nos: Window replacement detail 1, door detail 2, fanlight detail 3, door detail 2, door detail 4, fanlight detail 3, door detail 5, Anglian site location map, existing plan and elevation drawing, proposed section and elevation drawing and design and access statement no date.

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: Window replacement detail 1, door detail 2, fanlight detail 3, door detail 2, door detail 4, fanlight detail 3, door detail 5, Anglian site location map, existing plan and elevation drawing, proposed section and elevation drawing and design and access statement no date.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed development involves the replacement of the existing single glazed, white painted, timber windows and French doors with double glazed windows and door to the rear of the host building.

The replacement of doors and associated single glazed windows to the rear elevation of the host building are considered acceptable in terms of design and materials. The windows and doors would be timber framed to match the existing but shall be double glazed. Therefore, the replacement windows and doors would have no intervention with the historic fabric of the building and retain traditional materials, details, character and appearance. As such, it is considered that the replacements shall be sympathetic to the property and not harmful to the conservation area. The minor changes are therefore considered in keeping with the appearance of the existing building as a whole and would preserve and enhance the character and appearance of the Eton Conservation Area.

It is not considered the proposal would impact upon the neighbouring amenity of adjacent residential occupiers.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed

Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with The London Plan 2016 and the National Planning Policy Framework 2012.

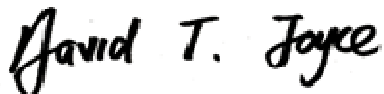
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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