

Mr Joseph Hanley  
Arcus Consulting LLP  
1st Floor  
10-11 Heathfield Terrace  
Chiswick  
W4 4JE

Application Ref: **2017/3914/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

7 September 2017

Dear Sir

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**177 Malden Road**  
**LONDON**  
**NW5 4HT**

Proposal:  
Replacement of windows to front elevation and replacement of windows and doors to the rear elevation.

Drawing Nos: 953, 952, 951, Site location plan.

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

Conditions and Reasons:

- 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: 953, 952, 951, Site location plan.

Reason:

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

#### Informatives:

- 1 The proposed replacement of 5 timber sliding sash windows to the front elevation, 3 timber sliding sash windows to the rear elevation and 5 timber casement windows with 2 timber rear access doors (including 1x French doors) is considered to be appropriate in terms of design, materials, colour, location, opening method and frame size. As such, the proposal is considered to preserve the appearance of the host building and the West Kentish Town Conservation Area.

Given the minor nature of the proposal, there are no amenity concerns to any adjoining residential occupiers in terms of loss of natural light, outlook, enclosure or privacy.

The site's planning and appeals history has been taken into account when coming to this decision.

Following statutory consultation, no responses have been received to date.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the West Kentish Town Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) 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, 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

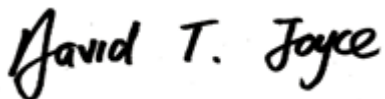
heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. 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

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