

Mr Andy Willis
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Application Ref: **2017/4463/P**
Please ask for: **Alyce Keen**
Telephone: 020 7974

21 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 4
1 Woodchurch Road
LONDON
NW6 3PL

Proposal:

Replacement of all single glazed timber sash windows with double glazed timber sash windows at third floor.

Drawing Nos: P04 A, P05 A, P06 B, P07 B, P08 B, P09 B, P10 B

P21 A, P22 A, P23 B, P24 B, P25 B, P26 B, P27 B

P31, P32, P33, P34

P41 A, P42 A, P43 A, P44 A

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:
P04 A, P05 A, P06 B, P07 B, P08 B, P09 B, P10 B
P21 A, P22 A, P23 B, P24 B, P25 B, P26 B, P27 B
P31, P32, P33, P34
P41 A, P42 A, P43 A, P44 A

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

- 4 The windows hereby approved shall be constructed in accordance with the approved plans such that they shall be of the same exact detailed design and measurements as the existing windows.

Informative(s):

- 1 Reasons for granting permission.

The proposed replacement of all single glazed timber sash windows with double glazed timber sash windows at third floor is considered acceptable in terms of design, form and the material used. The proposed windows would be acceptable as they would exactly match the pattern and dimensions of the existing windows. These window details are conditioned to ensure they are constructed as shown on the plans. Regard has been had to 'The Swiss Cottage Conservation Area Design Guide'. It is acknowledged that traditional glazing patterns are difficult to replicate with thicker double glazed units. However, the windows are situated at the third floor and are slightly obscured by the detailed external corncicing, therefore views available from the streetscene are restricted. In this context double glazed windows are not considered harmful to the conservation area or the host property.

The replacement windows would have no impact on the amenity of adjoining properties as the proposal would replace existing windows and no additional window openings are proposed.

A site notice and press notice were published and no comment was 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 s.72 of the 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 London Borough of Camden Local Plan.

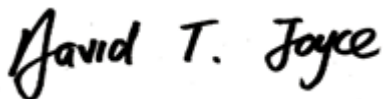
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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