

Everest Limited
Everest House
Sopers Road
Potter Bars
EN6 4SG

Application Ref: **2017/4698/P**
Please ask for: **Oluwaseyi Enirayetan**
Telephone: 020 7974 3229

4 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
46 Hillfield Court
Belsize Avenue
LONDON
NW3 4BG

Proposal:
Replacement of existing critall windows with Upvc windows to the front elevation of flat at ground floor level.
Drawing Nos: Site location plan; 2820/PP/ (02, 03, 04, 05); Design and Access Statement.

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; Site location plan; 2820/PP/ (02, 03, 04, 05); Design and Access Statement.

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

Informative(s):

- 1 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).
- 2 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.
- 3 Reasons for granting permission.

The flat is situated on the ground floor within an apartment block. The proposed works involve replacement of the existing Critall windows on the front elevation with uPVC, within the existing window openings.

Guidance in CPG1 Design, section 4.7 states that 'uPVC windows are not acceptable both aesthetically and for environmental reasons, including their relatively short lifespan and inability to biodegrade.

Most of the flats on the block have replaced their windows with upvc units. Whilst this is contrary to policy, in the context of the host building, the design and dimensions of the proposed windows will match most of the windows on the host building, which is a material consideration. Furthermore, in an appeal allowed for similar works at Flat 106, planning reference 2012/1098/P, the inspector stated that a substantial number (114 flats) of the original metal Critall windows have been replaced with modern uPVC replacements. Whilst the frames would appear heavier, the design and opening match existing and therefore considered

acceptable and would not have a detrimental impact on the appearance of the residential block or Belsize Conservation area.

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.

The Belsize Conservation Area CAAC raises no objection, but recommends that the replacement windows match as closely as possible the dimensions of the original windows, which is the case with this application.

The site's planning history and appeal were taken into account when coming to this decision.

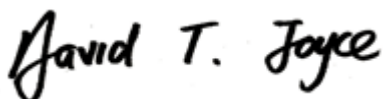
As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of The London Plan 2016 and the National Planning Policy Framework 2012.

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