

Miss Nellie Veltman
Barrington Court
3 Lambie Street
LONDON
NW5 4AT

Application Ref: **2017/3753/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

5 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**3 Barrington Court
Lambie Street
LONDON
NW5 4AT**

Proposal:

Replacement of white uPVC single glazed windows with grey aluminium framed double glazed windows at front and 1st floor rear; and replacement of ground floor rear window and doors (retrospective).

Drawing Nos: Site location plan; Site plan; 02, 03; 5 unnumbered window section drawings (all dated 04/08/2017); Manufacturer's specification document from ODC ref. 724400 (dated 15/06/2017).

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 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; Site plan; 02, 03; 5 unnumbered window section drawings (all dated 04/08/2017); Manufacturer's specification document from ODC ref. 724400 (dated 15/06/2017).

Reason:

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

Informative(s):

- 1 Reasons for granting planning permission:

Planning permission is sought for alterations to replace existing white uPVC single glazed windows at front and rear 1st floor level with grey aluminium framed double glazed windows, as well as, retrospective permission for the retention of grey aluminium framed double glazed window and doors at rear ground floor level.

Though the replacement windows and rear doors would alter the number and design of the existing windows and doors, the proposed alterations are considered to be acceptable in design terms as they integrate well with the existing fenestration pattern and do not disrupt the overall rhythm and character of fenestration within the terrace, particularly as the property is not located within a conservation area. Furthermore, though the 6 properties forming nos.1-6 Barrington Court have remained relatively unaltered over time, it is noted that some window alterations have taken place in the past, including alterations to the design and materials used, and that overall the proposed alterations are sufficiently similar and consistent with these past changes. The change in material used from uPvc to aluminium frames is also viewed positively. The proposed alteration to the colour of the window and door frames is not a matter requiring planning permission in this particular instance. As such, the proposed alterations are not considered to adversely affect the character or appearance of the building or detract from the wider terrace and area, and would therefore be acceptable in accordance with Camden policies and guidance.

Given the nature of the proposal to replace existing windows and doors, it is not considered to adversely impact on the amenity of the adjacent properties, and as such, there are no amenity concerns as a result of these proposals in terms of loss of natural light, outlook, or privacy.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

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

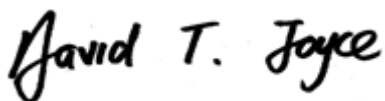
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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).

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