

Mr Thomas Lacey
Lacey & Saltykov Architects Ltd
7 Ridgmount Street
London
WC1E 7AE

Application Ref: **2017/4256/P**
Please ask for: **Ben Farrant**
Telephone: 020 7974

12 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 2
5 Westbere Road
London
NW2 3SP

Proposal: Replacement of 2 x rear sash windows with double doors and Juliet Balcony at first floor level.

Drawing Nos: 1306-A-GA-SC-01, 1306-A-GA-EL-01, 1306-A-GA-EL-02, 1306-A-SP-01, 1306-A-SP-02, 1306-A-GA-PL-01, 1306-A-GA-PL-02, 1306-A-GA-PL-03 & 1306-A-GA-PL-04

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: 1306-A-GA-SC-01, 1306-A-GA-EL-01, 1306-A-GA-EL-02, 1306-A-SP-01, 1306-A-SP-02, 1306-A-GA-PL-01, 1306-A-GA-PL-02, 1306-A-GA-PL-03 & 1306-A-GA-PL-04.

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

Informative(s):

- 1 Reasons for granting permission.

It is proposed to replace two existing first floor rear facing timber sash windows with new double doors with a Juliet balcony. The proposed Juliet balcony would include a modest black balustrade and would be consistent with other properties on this side of Westbere Road. The new doors would be the same width as the existing windows and are considered to be of an acceptable siting, scale and design, which would not impact on the overall character and appearance of the property. Given its siting, the alteration would not be immediately publically visible and would therefore have limited impact on the streetscene or wider area.

The site is not within a conservation area, it is not a listed building, and there are no listed buildings within the immediate vicinity.

The proposal would not result in undue harm to neighbouring occupiers given the proposed doors would replace existing windows at this rear first floor level, and would not provide external access.

No comments have been received following public consultation on the scheme. The planning history of the site was considered prior to the determination of this application.

Given the above assessment, the proposed development is in general accordance with policies A1 and D1 of the London Borough of 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).

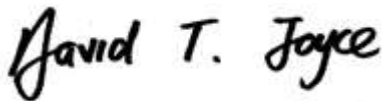
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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