

Miss Leesa Paton  
Turn Limited  
58 Camden Mews London N1 1PW  
London

Application Ref: **2017/4682/P**  
Please ask for: **Fiona Davies**  
Telephone: 020 7974 **4034**

23 October 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**Flat B**  
**17 Brecknock Road**  
**LONDON**  
**N7 0BL**

Proposal: Replacement of single glazed sash windows with double glazed sash windows, replacement of UPVC windows to the rear with timber and installation of lantern rooflight to flat roof of existing outrigger, all at first floor level.

Drawing Nos: Site Location Plan, EX01 Rev A, EX02 Rev A, EX03 Rev A, PR01 Rev A, PR02 Rev 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 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, EX01 Rev A, EX02 Rev A, EX03 Rev A, PR01 Rev A, PR02 Rev A

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

#### Informative(s):

- 1 Reasons for granting permission

The proposed replacement of existing single glazed sash windows to the front and rear elevations of the host property at first floor level and replacement of existing uPVC windows to the rear outrigger with new double glazed timber sash windows is considered acceptable in terms of design, form and materials. Similarly the installation of a lantern rooflight to the existing flat roof of the outrigger is also considered acceptable in terms of design, scale, position and materials.

The proposed replacement windows would match the pattern and dimensions of the existing windows and are considered to enhance the appearance of the host building and the wider area.

The replacement windows would have no negative impact on the amenity of adjoining properties as the proposal would replace existing windows and the proposed lantern rooflight would form a subordinate alteration modest in scale posing no concerns with regard to detrimental impact on residential amenity.

Following public consultation, no comments were received prior to making this decision. The site's planning history was taken into account when coming to this decision. The application site is not listed, nor is it located within a conservation area.

As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local. The proposal also accords with the Kentish Town Neighbourhood Plan 2016, 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).

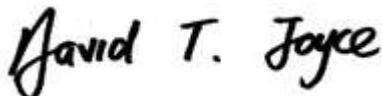
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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



David Joyce  
Director of Regeneration and Planning