

Aneeka Shah
ADOVA
13 Radnor Walk
London
SW3 4BP

Application Ref: **2017/3202/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

18 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 2 & Flat 4 Burnham Court
Fairhazel Gardens
London
NW6 3QG

Proposal:
Replacement of existing aluminium framed single glazed windows with aluminium framed double glazed windows to adjoining self-contained flats

Drawing Nos: Unnumbered OS Extract (Location Plan): Unnumbered OS Extract (Site Plan); 35AP4BC_P03; 79_9M16; Manufacturer's Specification by Raynaers Aluminium.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: Unnumbered OS Extract (Location Plan); Unnumbered OS Extract (Site Plan); 35AP4BC_P03; 79_9M16; Manufacturer's Specification by Raynaers Aluminium.

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

Informatives:

- 1 Reasons for granting permission:

The works comprise of the replacement of the existing aluminium framed single glazed windows with aluminium framed double glazed windows on the rear and side elevations of the residential block in which the adjoining self-contained flats are contained.

The works are considered to improve both the external appearance of the building and conservation area as well improving overall environmental and energy performance.

Due to the location and minimal scale of the works, the proposal will not affect the amenity of any adjoining residential occupiers.

No objections were received prior to making a decision. The planning history of the site and relevant appeal decisions have been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving and enhancing the character and 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.

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

- 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.

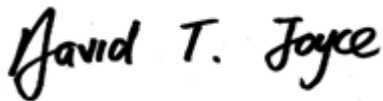
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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