

Ms Edith Champagne
Flat A
48 Greencroft Gardens
LONDON
NW6 3LU

Application Ref: **2017/4787/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

1 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
48 Greencroft Gardens
LONDON
NW6 3LU

Proposal:

Replacement of 2 single glazed, timber framed front windows & rear door with leaded light above at lower ground floor level with like-for-like double glazed windows & door with leaded light above.

Drawing Nos: Site location and block plans; unnumbered front window & rear door elevations and sections; unnumbered lower ground floor (front & rear) plans, front & rear elevation (1:50); Leaded light details (Tenby & Penny Co. Ltd.).

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 begin 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 policies D1 and D2 of the Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location and block plans; unnumbered front window & rear door elevations and sections; unnumbered lower ground floor (front & rear) plans, front & rear elevation (1:50); Leaded light details (Tenby & Penny Co. Ltd.).

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

Informative(s):

- 1 Reasons for granting permission:

The proposal seeks to replace 2 single glazed, timber framed sash windows to a front bay window at lower ground floor level, as well as, a rear door with a leaded light panel above with like-for-like double glazed windows, door and panel that will match as closely as possible the existing windows, door and panel in terms of materials, colour, frame sizes, design, opening methods and proportions. It is noted that several properties at the rear have had the traditional leaded light panels replaced with clear glass panels. It is therefore welcomed that the applicant has indicated an intention to repair the damaged leaded light panel in so far as this is possible, and confirmed that if this is not found to be possible, it will be replaced with one of similar quality to match the existing panel as closely as possible in all respects, including materials used. It is therefore considered that the proposal would not alter nor detract from the character and appearance of the building and the wider South Hampstead Conservation Area, and as such, would be acceptable.

There are no amenity concerns in terms of loss of privacy or overlooking to neighbouring properties given the minor nature of the proposal and that the proposal would involve the replacement of existing windows, door and leaded light panel.

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.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the South Hampstead Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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

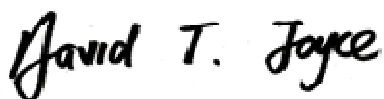
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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