

Mr Joseph Hanley
Arcus Consulting LLP
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Chiswick
W4 4JE

Application Ref: **2017/3928/P**
Please ask for: **Sofie Fieldsend**
Telephone: 020 7974

10 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
62 Malden Road
London
NW5 4DA

Proposal:
Replacement of 6x timber sliding sash windows to the front elevation and 8x timber sash and casement windows to the rear. Replacement of 2x rear doors.
Drawing Nos: 1000, 1001, 1002, 1003, FL-535-001 Rev.B1 and Cxxx-0xx 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 policies 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: 1000, 1001, 1002, 1003, FL-535-001 Rev.B1 and Cxxx-0xx Rev.A.

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

Informative(s):

- 1 Reasons for granting permission.

It is noted that the existing timber windows to the front and rear of building are rotten and have fallen in disrepair. During the course of the application, the applicant replaced the rear existing single glazed timber sash windows and timber doors with temporary white uPVC double glazed windows and doors. uPVC windows are contrary to policy as they are not acceptable both aesthetically and for environmental reasons, including their relatively short lifespan and inability to biodegrade. The replacement with timber windows is welcomed.

The proposal will replace single glazed timber sash windows on the front and the uPVC windows on rear elevations with double glazed timber sash windows. The replacement windows would match the siting, scale and design of the pre-existing timber windows. The rear doors at ground and first level would be replaced with timber doors of the same size and siting. The proposed windows and replacement rear doors is considered not to alter the character or appearance of the building or detract from the wider West Kentish Town Conservation Area, and would be acceptable.

As the replacement windows will match the siting and scale of the existing windows and as the replacement rear doors will have the same outlook as the windows that it will replace, there are no amenity concerns to any adjoining residential occupiers in terms of loss of natural light, outlook, enclosure or privacy.

The site's planning 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 West Kentish Town 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.

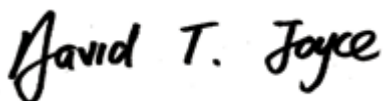
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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).
- 4 You are advised that the current uPVC windows and doors installed on the rear elevation are unauthorised and should be removed, otherwise enforcement action may be taken. Please note another planning application would be required to retain them.

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