

Ms Maria Zappone
Tiny Productions
1st Floor
8 Canteloves Rd
London
NW1 9XP

Application Ref: **2017/6293/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

5 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 2nd Floor
31 Cathcart Street
LONDON
NW5 3BJ

Proposal: Replacement of all uPVC windows at 2nd floor level with taller Crittall framed double glazed windows. Alterations include the widening of a front window, increasing the height to all front windows and the replacement of a rear window with a door.

Drawing Nos: (CTH-)010, X100, X200, X300, X301,100, 200, 300, 301.

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 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: (CTH-)010, X100, X200, X300, X301, 100, 200, 300, 301.

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

Informative(s):

- 1 Reasons for granting permission:

The presence of two Crittall style metal framed windows at front ground floor and rear first floor level indicate the likelihood that this would have been the original style and material of windows on this building formerly used as a Post Office vehicle depot. Hence, alterations to return the second floor windows to this style and material are considered to be in keeping with the character of the building and are welcomed. uPVC material is not encouraged or supported by Council policies or guidance due to design and sustainability reasons.

Further, alterations to the dimensions of all windows are considered to be acceptable given the modest nature of the vertical enlargement which would not be widely visible and barely perceptible. It is noted that there is no established window pattern to the front or rear of the building nor within neighbouring properties. Overall, it is considered that the proposal would enhance the character and appearance of the host building and the wider Inkerman 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.

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 Inkerman 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 Kentish Town Neighbourhood Plan 2016, the London Plan 2016, and the National Planning Policy Framework 2012.

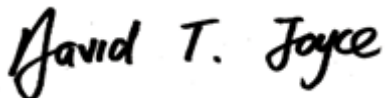
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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