

Mr Jorge Giraldo
Projection Architects Ltd
Flat 7, 30 Gloucester Crescent
London
NW1 7DL

Application Ref: **2017/6380/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

8 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
97 Bartholomew Road
LONDON
NW5 2AR

Proposal:

Replacement of existing windows with double glazed timber sashes to front and rear elevations; increase in height of existing closet wing; and other external alterations to front and rear.

Drawing Nos: A01; A02 (Rev B); A03 (Rev B); A04 (Rev C); A05 (Rev C); A06 (Rev B); A07 (Rev B); A08 (Rev C); Design and Access Statement (dated 21st November 2017)

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: A01; A02 (Rev B); A03 (Rev B); A04 (Rev C); A05 (Rev C); A06 (Rev B); A07 (Rev B); A08 (Rev C); Design and Access Statement (dated 21st November 2017)

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

Informative(s):

- 1 Reasons for granting permission.

The proposal involves replacing all windows to the front and rear elevation with timber sliding sash windows and converting a large triple casement window at first floor level to the rear into a smaller opening in-keeping with the rest of the property. These changes would improve the appearance of the property, which currently has a mixture of windows in terms of material and style. Sufficient details have been received to ensure the replacement front door would be appropriate to the character of the property.

The pitched roof of the existing closet wing would be increased in height by 0.3m which is considered sufficiently minor to not harm the character of the host property or wider building group. The proposal also involves upgrading the balustrade to the existing upper ground floor terrace with black metal railings which would be an improvement to the property. A small non-original extension at lower ground floor level would be demolished in association with the installation of enlarged glazed doors to the rear elevation. The doors would have little prominence and are considered acceptable for the location.

The proposal is considered to enhance the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or 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.

By reason of the nature of the works, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1

and D2 of the Camden Local Plan 2017. The proposed development also accords with the Kentish Town Neighbourhood Plan 2017, London Plan 2016 and the National Planning Policy Framework.

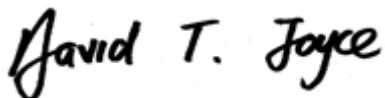
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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



David Joyce
Director of Regeneration and Planning