

Damon Peddar
22 Redfern Road
London
NW10 9LB

Application Ref: **2017/4599/P**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

5 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
97 Fordwych Road
London
NW2 3TL

Proposal:

Replacement of single glazed timber frame sash windows with double glazed timber frame sash windows at ground, 1st and 2nd floor level to front elevation, 1st and 2nd floor level to side and rear elevations to residential flats (Class C3).

Drawing Nos: 01; 02; 03; 04; [170802/] 01, 02, 03, 04, 05, 06, 07, 08, 09 revA, 10 revA, 11, 12 revA.

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 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: 01; 02; 03; 04; Manufacturer's Detailed Windows List to Flats 1, 4 to 9; [170802/] 01, 02, 03, 04, 05, 06, 07, 08, 09 revA, 10 revA, 11, 12 revA.

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

Informative(s):

- 1 Reasons for granting permission.

The proposal is to replace existing single glazed timber framed sash windows and door with double glazed timber framed sash windows and door to the front, side and rear elevations of a semi-detached 4-storey property. The proposed sash windows are similar in terms of design to the existing windows and are similar in appearance to neighbouring properties along this part of the street.

Revisions were sought during the course of the application to amend the materials from upvc to timber frames as this is a more traditional material for historic buildings and is the predominant material used for window frames within other properties along this part of the street.

The development is considered to be acceptable in terms of size, design, location and material to be used, and will preserve the character and appearance of the host and adjacent buildings, and the streetscape.

There would be no loss of amenity in relation to privacy, outlook, or daylight and sunlight to neighbouring occupiers.

The site's planning and appeal history has been taken into account when coming to this decision. No response were received following the statutory consultations.

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

- 2 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).

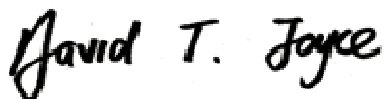
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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