

Mr Harry Ager
Flat 3
31 Greencroft Gardens
LONDON
NW6 3LN

Application Ref: **2017/5922/P**
Please ask for: **Fiona Davies**
Telephone: 020 7974 **4034**

8 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 3
31 Greencroft Gardens
LONDON
NW6 3LN

Proposal:

Replace existing uPVC rear window with repositioned and enlarged timber sash window at first floor level

Drawing Nos: Site location plan, ds_2148_1110_A_ (Existing Floor Plan and Elevation), ds_2148_1120_C (Proposed Floor Plan and Elevation), Harry Ager 9769.

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 if in CA 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:

Site location plan, ds_2148_1110_A_ (Existing Floor Plan and Elevation), ds_2148_1120_C (Proposed Floor Plan and Elevation), Harry Ager 9769.

Reason:

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

Informative(s):

- 1 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).
- 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 Reasons for granting permission.

The application site is not listed however is the second floor flat within a 19th century mansion house that is a positive contributor within the South Hampstead Conservation Area. The surrounding adjacent dwellings within the terrace are also positive contributors.

Planning permission is sought to replace an existing non-original uPVC rear window at first floor level with a relocated timber sash window taller in scale to better align with the window beneath and be more in keeping with the adjacent original sash window on the rear elevation. It is considered the proposal would

improve the external appearance of the rear elevation through the replacement of a non-original window with a timber sash window more characteristic of the host property. Similarly, the new timber sash window will match the adjacent window at first level in scale and design and thus will bring improved visual coherence to the rear elevation.

Thus it is considered that the proposed works would not have any detrimental impact on the character and appearance of the host property and wider South Hampstead Conservation Area, but will improve upon the existing situation. 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Due to the nature of the proposals and the fact that no additional windows are proposed to be installed, the works would not cause any harm to neighbouring amenity in terms of outlook, privacy or daylight.

No objections have been received as a result of public consultation prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision.

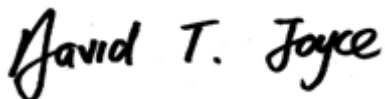
As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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