

Application ref: 2018/0223/P  
Contact: Tony Young  
Tel: 020 7974 2687  
Date: 27 February 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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London Borough of Camden  
Temporary Accommodation  
Supporting People Directorate  
Town Hall  
Judd Street  
London  
WC1H 9JE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**14 Iverson Road**  
**LONDON**  
**NW6 2HE**

Proposal:  
Replacement of uPvc double glazed windows on front elevation at basement , upper ground, 1st and 2nd floor levels with timber framed double glazed sash windows within existing timber box frames.  
Drawing Nos: Site Location Plan; Existing and Proposed Elevations (both ref. C15067);  
Schedule of Works & Product Information Brochure (Core Sash Windows Company);  
Cross-Section of Proposed Sash.

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: Site Location Plan; Existing and Proposed Elevations (both ref. C15067); Schedule of Works & Product Information Brochure (Core Sash Windows Company); Cross-Section of Proposed Sash.

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

#### Informative(s):

- 1 Reasons for granting permission:

The proposed windows would match the style, pattern and dimensions originally found on this property and which match existing windows at the front of the neighbouring properties on either side (nos. 12 and 16). The proposals would also re-introduce timber material to the host property and replace existing uPVC material which is not encouraged or supported by Council policies or guidance due to design and sustainability reasons.

As such, the proposed alterations to return the front windows to this style and material are considered to be an improvement, in keeping with the character of both the host building and wider area, and are acceptable.

There are no amenity concerns in terms of loss of privacy or overlooking to neighbouring properties given the minor nature of the proposal and that the proposal would replace existing windows.

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.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017, policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015, London Plan 2016, and 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.

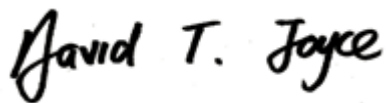
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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

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