

Application ref: 2017/6631/P
Contact: Oluwaseyi Enirayetan
Tel: 020 7974 3229
Date: 5 March 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Sher and White
2nd Floor Studio
225A Brecknock Road
London
N19 5AA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
237-239 West End Lane & 11 Sandwell Crescent
London
NW6 1XN

Proposal: Alterations to front facade, replacement of windows and doors on side and rear elevations and replacement of rooflights on the main roof, all in connection with existing use as flats.

Drawing Nos: Site location plan; 1706/ -(EX.01_A, EX.02_A, EX.03_A, EX.04_A, EX.05_A, EX.06, PL.01_A, PL.04_A, PL.05_A, PL.02_A, PL.03_A, PL.06; Design & Access Statement dated November 2017; Photos.

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: Site location plan; 1706/ -(EX.01_A, EX.02_A, EX.03_A, EX.04_A, EX.05_A, EX.06, PL.01_A, PL.04_A, PL.05_A, PL.02_A, PL.03_A, PL.06; Design & Access Statement dated November 2017; Photos.

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

Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for alterations to the front, side and rear elevations associated with refurbishment works to the external façade of the building. These works relate solely to the residential flats at 1st to 3rd floor level and not to the commercial units at ground floor level.

The proposals for the front elevation include alterations and replacement of the existing uPVC windows with PPC aluminium windows to form Juliette balconies, the addition of horizontal red brick bands and infill between the windows with panels of brick slips to complement the existing.

To the side and rear elevations, the existing UPVC windows would be replaced with PPC aluminium windows within the existing openings and three rooflights would be installed on the main roof.

These works are considered acceptable and would enhance the character and appearance of the host building and the West End Lane Conservation Area.

The proposal does not raise any new amenity concerns as the new windows would replace the existing windows in the same position.

The Fortune Green & West Hampstead Neighbourhood Forum raises no objection to the proposed works, and a letter of support with suggested conditions has been received in relation to noise. The comments are noted; however, noise from demolition and construction works is subject to control under the Control of Pollution Act 1974.

The site's planning history was taken into account when coming to this decision. 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.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017, Policy 2 of the Fortune Green & West Hampstead Neighbourhood Plan and accords with the London Plan 2016 and National Planning Policy Framework 2012.

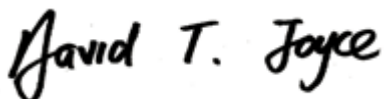
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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