



ApplicationNumber
Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
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Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
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Application ref: 2018/0243/P
Contact: Tony Young
Tel: 020 7974 2687
Date: 2 May 2018

Telephone: 020 7974 **2687**

Mr Michael Tsang
Unit 22
Utopia Village
7 Chalcot Road
LONDON
NW1 8LH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Unit 22
Utopia Village
7 Chalcot Road
LONDON
NW1 8LH

Proposal:

Replacement of single glazed metal framed windows at side and rear 1st floor level with double glazed aluminium framed windows.

Drawing Nos: TQRQM18009154754967; MT-01, MT-02, MT-03, MT-04 (pages 1 to 3);
Heritage 47 Technical Specification (ref. 04/17/V1/2.1); Window Details (style nos. 95 and 37).

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: TQRQM18009154754967; MT-01, MT-02, MT-03, MT-04 (pages 1 to 3); Heritage 47 Technical Specification (ref. 04/17/V1/2.1); Window Details (style nos. 95 and 37).

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposal seeks to replace single glazed, metal framed 1st floor windows at the side and rear (north-east and north-west elevations) with like-for-like double glazed aluminium framed windows that will match as closely as possible the existing windows in terms of colour, frame sizes, design, opening methods and proportions. The alteration in materials from metal to aluminium frames is considered to be an appropriate alteration in the context of this building and would not detract from the character and appearance of the building and the wider Primrose Hill Conservation Area, and as such, would be 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. The Primrose Hill Conservation Area Advisory Committee responded and raised no objections to the proposals, and no other responses have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Primrose Hill Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, 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.

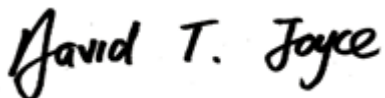
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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