

Application ref: 2017/5885/P
Contact: Nick Baxter
Tel: 020 7974 3442
Date: 1 May 2018

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Randall Shaw Billingham
54 Harcombe Road
London
N16 0SA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flats 1 - 40
Haddo House
Highgate Road
LONDON
NW5 1PX**

Proposal:

Replacement of glazed balcony screens

Drawing Nos: IMG 6123 (glass), Haddo House 15/3/18 (drawings), OS map, Haddo House photos

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 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.

- 2 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).

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

IMG 6123 (glass), Haddo House 15/3/18 (drawings), OS map, Haddo House photos

Reason:

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

Informative(s):

- 1 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.

- 2 Reasons for granting permission. [Delegated]

The site is a seven-storey tower block of 1965 by Robert Bailie, forming a positive contribution to the Dartmouth Park Conservation Area. While its domestic windows have already been replaced, its timber balcony windows remain intact.

The timber balcony window frames are now in poor condition and the applicant wishes to replace them with metal ones. He also wishes to replace the glass.

This is a large building so changes to it have a large effect. Furthermore, its positive contribution could easily be snuffed out by careless alteration and, unlike the windows on a single house, any such alteration is unlikely to be reversed by more sensitive future owners.

The first iteration offered frames which did not resemble the existing. After negotiation, frame designs were submitted that more accurately copied the existing ones. An initial proposal to replace the Georgian wired glass with white glass has also been revised to replace the glass like for like.

It is now considered that the proposal sufficiently resembles the existing not to harm the character and appearance of the conservation area.

The application has been advertised in the press and by means of a site notice,

whereby there were no objections. The site's planning history has been taken into account in making this decision.

No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

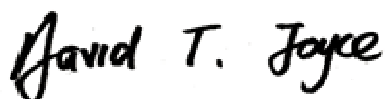
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

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