

Application ref: 2017/0505/P
Contact: Oluwaseyi Enirayetan
Tel: 020 7974 3229
Date: 10 May 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

camden.gov.uk

planning@camden.gov.uk

www.camden.gov.uk

Whymark Moulton Ltd
14 Cornard Road
Sudbury
CO10 2XA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Permission Under Regulation 3 Granted

Address:
5 Penryn Street
London
NW1 1RL

Proposal: Replacement of uPVC windows with double glazed timber windows to front and rear elevations.

Drawing Nos: 16/089-01A; Existing Photos; Design, Access and Heritage Statement prepared by Whymark Moulton.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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; 16/089-01A; Existing Photos; Design, Access and Heritage Statement prepared by Whymark Moulton.

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

Informative:

- 1 Unauthorised works were carried out in 2015 which involved replacing the single glazed sash window with Upvc sash windows. This application seeks to replace these uPVC windows with double glazed timber. The windows are generally consistent along the terrace and therefore it is considered important to secure replacements with design details that are characteristic of the neighbouring properties. The replacement of the uPVC windows is considered an enhancement to the historic streetscape and the Kings Cross Conservation Area.

The replacement windows would have no new amenity issues as the proposal would replace existing openings.

No comments have been received prior the determination of this application. 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 (ERR) 2013.

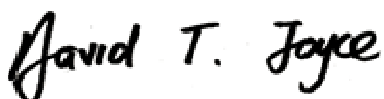
As such, the proposed development is in general accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of The London Plan 2016 and the National Planning Policy Framework 2012.

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



David Joyce
Director of Regeneration and Planning