

Application ref: 2017/4697/P  
Contact: Patrick Marfleet  
Tel: 020 7974 1222  
Date: 18 May 2018

**Development Management**  
Regeneration and Planning  
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Mr Mark Rogers  
23 Langbourne Avenue  
London  
N6 6AJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**23 Langbourne Avenue**  
**London**  
**N6 6AJ**

Proposal:  
Alterations to front fenestration including replacement of existing single-glazed timber windows with double glazed timber fittings.

Drawing Nos: Existing and proposed front elevation, Cover letter dated 24/11/17

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 Existing and proposed front elevation, Cover letter dated 24/11/17.

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

Informative(s):

- 1 Reason for granting permission

The proposed replacement of the existing single glazed timber casement windows, within the ground and first floor bays, with double glazed timber casements, would maintain the design, fabric and proportions of the existing front bay windows and would preserve the character of the host property. Furthermore, the removal of the glazing bars from the small first floor front window is considered to represent a minor alteration that would not harm the original character of the building.

The proposed alterations would not cause harm to the character and appearance of the surrounding conservation area, particularly as the new windows would be like for like replacements in terms of their size, proportions and fabric.

The proposal would not cause harm to neighbouring amenity in terms of loss of light, outlook or privacy.

One objection was received from the Holly Lodge CAAC and subsequently withdrawn following amendments to the design and proportions of the front bay windows. Special regard has been attached to the desirability of preserving or enhancing 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, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the 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

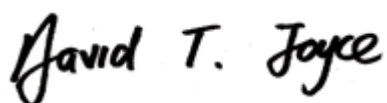
London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 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