

Application ref: 2018/1599/P
Contact: Lisa McCann
Tel: 020 7974 1568
Date: 24 May 2018

Development Management
Regeneration and Planning
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Mr Paolo Bongiovanni
42A Valmar Road
London
SE5 9NG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
55 St Augustine's Road
London
NW1 9RR

Proposal: Replacement of existing windows with new white painted double-glazed timber framed windows to front, side and rear elevation of the dwellinghouse.

Drawing Nos: A-001, A-050 Revision 00, A-070 Revision 00, A-080 Revision 00, A-100 Revision 00, A-200 Revision 00, A-600 Revision 01.

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:

A-001, A-050 Revision 00, A-070 Revision 00, A-080 Revision 00, A-100 Revision 00, A-200 Revision 00, A-600 Revision 01.

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

- 4 The windows hereby approved on the north-east facing flank wall of the subject property shall be obscure glazed and fixed so that they are non-openable at a height less than 1.7 metres above the finished floor level and shall be permanently maintained as such.

Reason: To safeguard the residential amenity of neighbouring occupiers in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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 Reason for granting permission:

The replacement windows would not result in any enlarged openings to the front, rear or side elevation of the subject property and would be of a similar scale, proportion and design to the existing windows being replaced. The proposal is considered to comprise high quality materials and the scale and design would respect the context of the host building and site surroundings. Within this context, it is considered that the proposed replacement windows would preserve the character and appearance of the host dwelling and surrounding Camden Square conservation area.

A condition shall ensure that the proposed side windows on the flank wall of the subject property are obscure glazed and fixed so that they are non-openable at a height less than 1.7 metres above the finished floor level. This condition will ensure that the residential amenity of neighbouring occupiers is safeguarded.

As the windows would replace the existing there would be no increase in overlooking, as such the proposal would not harm the amenity of adjoining occupiers. No new openings are being created and no amenity concerns are therefore raised.

No objections were received prior to making this decision. The planning history of the site and surrounding area were 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.

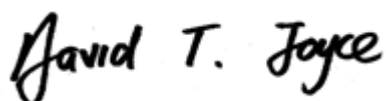
As such, the proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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

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