

Application ref: 2018/1924/P  
Contact: Stuart Clapham  
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Date: 5 June 2018

**Development Management**  
Regeneration and Planning  
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Mr Rudiger Holfeld  
1 Priory Terrace  
London  
NW6 4DG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**1 Priory Terrace**  
**London**  
**NW6 4DG**

Proposal:  
Replacement of uPVC front double doors at ground floor level with a single window and replacement of existing windows on rear elevation.

Drawing Nos: Existing: PT001, PT002, PT003, PT004  
Proposed: PT1001, PT102, PT1003, PT104

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 policies 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: PT001, PT002, PT003, PT004. Proposed: PT1001, PT102, PT1003, PT104

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The application seeks permission for changes to the fenestration to the front and rear elevations, and to the north and south elevations of the rear extension.

To the front, the applicant proposes to replace the existing ground floor double doors with a uPVC sash window to match the above fenestration. While uPVC would not normally be an acceptable fenestration material, particularly in a Conservation Area, it is noted that the proposed window would replicate the material and style above, and that uPVC is the predominant fenestration material along this modern terrace. The new window would be aligned with the above Juliet balcony in size and placement, and the replacement of the garage door will replicate other properties along the street. The replacement of the windows to the rear extension with thermally broken steel is considered acceptable for its siting in the rear garden, while timber windows to the first and second floors of the rear elevation would be identical in design to the current windows and appropriate in material.

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

One objection was received following statutory consultation and duly considered prior to make a decision. The planning history of the site was taken into account in making this decision.

Considerable importance and weight has been attached to the harm and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such the proposal is in accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. It is also in general accordance with the policies of the London Plan 2016 and the National Planning Policy Framework 2012.

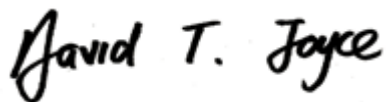
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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.

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