

Application ref: 2018/1140/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 14 June 2018

Development Management
Regeneration and Planning
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Heritage Surveys Ltd
Unit 11 H
22 Carlton Road
Sanderstead
22 Carlton Road
South Croydon
CR2 0BS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Councils Own Permission Under Regulation 3 Granted

Address:
20 Leighton Crescent
London
NW5 2QY

Proposal:
Replacement of 7 windows across front and rear elevations with double glazed timber fittings and replacement of 2 external doors at lower ground floor level.

Drawing Nos: Site Location Plan, 40-SK-(0)001, 40-SK-(0)005, 40-SK-(0)004, 40-SK-(0)002, 40-SK-(0)003, 40-SK(0)006 Rev A, 40-SK(0)007 Rev A, 40-SK(0)008 Rev A

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 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: Site Location Plan, 40-SK-(0)001, 40-SK-(0)005, 40-SK-(0)004, 40-SK-(0)002, 40-SK-(0)003, 40-SK(0)006 Rev A, 40-SK(0)007 Rev A, 40-SK(0)008 Rev A

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The application proposes the replacement of seven window frames across both the front and rear elevations. The host building has had various alterations to window opening sizes including the replacement of a number of original timber window frames with steel. All the replacement frames would be timber would and match the fenestration detail as existing. Two timber doors at lower ground level are to be replaced in a matching material and style.

The proposed replacement of the steel frames with timber is considered appropriate for the building's age and overall the proposal is considered to preserve the building's character. The proposed frame design was revised to a slimmer profile so as to be closer in form to the remaining original wooden frames at the property.

Given that there would be no new openings created as a result of the proposal, there is not considered to be any new neighbour amenity impact arising from the proposal.

Once comment was received following statutory consultation and duly considered prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1 and D1 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 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).

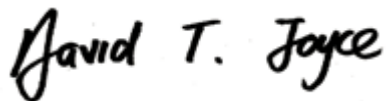
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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