

Application ref: 2018/2078/P
Contact: Stuart Clapham
Tel: 020 7974 3688
Date: 19 June 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

Living Architects
Unit 14
The Linen House
253 Kilburn Lane
London
W10 4BQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
1 Holly Terrace
London
N6 6LX

Proposal:

Replacement of existing single glazed timber framed windows and French doors with single glazed timber framed windows and French doors.

Drawing Nos: Existing: 966 X12 (Site Location Plan), 966 X13 Rev. A, 966 X16, 966 X17 Rev. A, 966 X18, 966 X19 Rev. A. Proposed: 966 OD13 Rev B, 966 OD16, 966 OD17 Rev B, 966 OD18, 966 OD19 Rev B, 966 WS02 Rev B, Design and Access Statement.

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: 966 X12 (Site Location Plan), 966 X13 Rev. A, 966 X16, 966 X17 Rev. A, 966 X18, 966 X19 Rev. A. Proposed: 966 OD13 Rev B, 966 OD16, 966 OD17 Rev B, 966 OD18, 966 OD19 Rev B, 966 WS02 Rev B, Design and Access Statement.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed development involves the replacement of the existing single glazed, white painted, timber windows and French doors with replacement windows incorporating secondary glazing to match the existing.

The proposed replacement windows are identical to the existing, apart from the installation of secondary glazing, which is considered to be acceptable. The new windows have no intervention with the historic fabric of the building and retain traditional materials, details, character and appearance. No changes or alterations are made to the existing window openings. The minor changes are therefore considered in keeping with the appearance of the existing building as a whole and would not harm the special interest of the Grade II listed building and would preserve and enhance the character and appearance of the Highgate Village Conservation Area.

It is not considered the proposal would impact upon the neighbouring amenity of adjacent residential occupiers.

Two objections were received in response to the consultation. These are detailed in a separate consultation summary. The site's planning history and relevant appeal decisions were taken into account when coming to 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 and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 The London Plan 2016 and the National Planning Policy Framework.

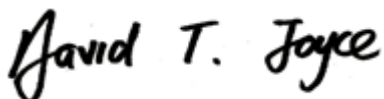
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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