

Application ref: 2018/1469/P
Contact: Oluwaseyi Enirayetan
Tel: 020 7974 3229
Date: 18 June 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Everest Limited
Everest House
Sopers Road
Potter Bars
EN6 4SG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Maxclif House
5-7 Tottenham Street
London
W1T 2AG

Proposal:
Replacement of existing single glazed timber framed sash windows with double glazed at first floor front elevation.

Drawing Nos: Location and Site Plans; 3910/PP/ (02RevA, 03RevA); Design, Access and Justification 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; Location and Site Plans; 3910/PP/ (02RevA, 03RevA); Design, Access and Justification Statement.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed replacement of single glazed timber sash windows to the front of the building with double-glazing are considered acceptable in terms of design, form and materials. The replacement windows would match the existing patterns, have identical dimensions, similar in appearance and would sit comfortably within the host building. Therefore would not harm the character and appearance of the host building and Charlotte Street Conservation Area.

The replacement windows would have no impact on the amenity of adjoining properties as the proposal would replace existing windows

No objection to works were received prior to making this decision. A comment was received stating no objection on the basis that the replacement windows will look the same as existing in appearance from the outside. It is considered that the windows will be similar in appearance, but with a slight difference due to the double-glazing. The site's planning history was 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 (ERR) 2013.

The proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017 and accords with 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

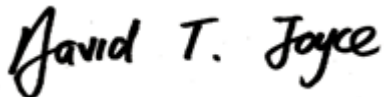
Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing 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