

Application ref: 2018/1075/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 22 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

Tim Drewitt Associates
53 Romney Court
141 Haverstock Hill
London
NW3 4RX
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Romney Court (Flats 1
3
4
23
24
53)
Haverstock Hill
London
NW3 4RX**

Proposal:

Installation of aluminium framed double glazed windows in existing timber frames at flats 1, 3, 4, 23, 24 and 53 at Romney Court (Class C3).

Drawing Nos: Site location plan; Design and access statement dated January 2018; Product specifications Prime Aluminium Duration Windows; Windows details Sheet 1 and 2; RC/W/07/D; RC/W/14; RC/W/13A; RC/W/15; RC/W/16; RC/W/17.

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:

Site location plan; Design and access statement dated January 2018; Product specifications Prime Aluminium Duration Windows; Windows details Sheet 1 and 2; RC/W/07/D; RC/W/14; RC/W/13A; RC/W/15; RC/W/16; RC/W/17.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed windows alterations are in relation to 6 residential flats within Romney Court. Two of the units, flat nos. 1 and 23 have windows facing front elevation on the west side, whilst the other flats nos. 3, 4, 24 and 53 are facing the rear on the west side.

The proposed windows alterations would maintain the existing brown timber frames and only the cill would be replaced with an aluminium cill unit. The same window opening would be used and the double glazed units would be fixed from the inside, with minimal alterations to the existing external appearances.

The proposed double glazed frames would have the exact fenestration as the existing. The existing timber frames would be painted dark brown, with the new aluminium cills painted dark brown to match. The new horizontal sliding units and frames would be anodised dark grey to enable the main timber frames to remain the dominant visual element.

The proposed double glazed frames be the same as the ones previously granted for flats nos. 24, 45 and 53 under applications 2014/5293/P and 2016/4995/P.

On balance, considering the previous permissions granted for some of the flats within the block, the design, appearance and materials of the proposed double glazed windows, it is considered that they would preserve the character and appearance of the host building, streetscene and wider conservation area. 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.

In relation to the impact on the neighbouring amenity, due to the proposals nature, position and design it is not considered that significant harm will be caused to the neighbouring amenity.

No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies D1, D2 and A1 of London Borough of Camden Local Plan 2017.

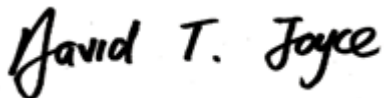
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Director of Regeneration and Planning