

Application ref: 2018/2799/P
Contact: Emily Whittredge
Tel: 020 7974 2362
Date: 13 July 2018

Development Management
Regeneration and Planning
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Dominic McKenzie Architects
First Floor
81 Essex Road
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N1 2SF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
21 Willoughby Road
London
NW3 1RT

Proposal:
Details of windows and doors as required by Condition 2(a) of planning permission dated 10/06/2016 ref. 2016/1086/P for Erection of part single storey part two storey rear extension, following demolition of existing, including replacement entrance canopy, alterations to internal floors and landscaping of rear garden.
Drawing Nos: 063_T_711_REV A, IQ-1708-01 Rev C, IQ-1708-02 Rev C, Item 1, 063_T_701.

The Council has considered your application and decided to approve details.

Informative(s):

1 Reason for granting permission-

The submitted details for the proposed windows and doors include details of the box sash windows, the rear extension sliding door system, new rear extension window, garden/plant room doors, roof terrace doors, and external doors.

The proposed sash window details demonstrate that the windows would match the existing in respect of detailed design including ironmongery and position within the

reveal. The double glazing would have an acceptable appearance given the large individual pane sizes of the original design, in accordance with Camden Planning Guidance 1.

The sliding door system is proposed to be slimline aluminium framed and the details provided are acceptable in respect of design and appearance. The submitted details of the contemporary rear window in aluminium are also acceptable. The proposed external garden door would be tongue and groove timber installed flush with the matching wall, and would be sympathetic in appearance. The roof terrace French doors would be timber panelled in a traditional style appropriate to the age of the property.

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.

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

The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies D1 and D2. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework 2012.

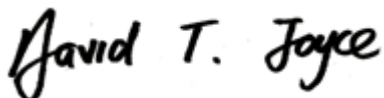
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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