

Application ref: 2018/2040/P  
Contact: Leela Muthoora  
Tel: 020 7974 2506  
Date: 23 July 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Imageon Designs Ltd  
1734 La Cannerie  
Morainville Jouveaux  
Normandie  
27260  
France

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**9 Colville Place**  
**London**  
**W1T 2BJ**

Proposal:  
Replacement timber casement windows with timber sash windows including enlargement of ground floor window to front elevation of existing dwelling house (Class C3).

Drawing Nos: Site location plan, Design & Access Statement, GP/01/18, GP/02/18, GP/03/18 Rev B, GP/04/18 Rev A, GP/05/18 Rev A, GP/06/18

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 & Access Statement, GP/01/18, GP/02/18, GP/03/18 Rev B, GP/04/18 Rev A, GP/05/18 Rev A, GP/06/18

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

Informative(s):

- 1 Reason for granting permission:

The proposed replacement single glazed timber sash windows would replace non-original casement windows on the front elevation. They would match the proportions, type and overall size of the window opening of the existing traditional windows of neighbouring buildings. The traditional 'eight over eight' glazing pattern would be reinstated matching shape, size and include placement of structural glazing bars which are considered to preserve and enhance the character of the host building which is identified as making a positive contribution to the Charlotte Street Conservation Area. Whilst Colville Place is solely residential, some retained timber shopfronts hint at a more commercial past; the enlargement of the ground floor window is considered to be sensitive to the existing traditional ground floor window treatments of the terrace, in particular, numbers 6, 8 and 10.

The replacement windows on the upper floors would match the overall size of the existing window openings and whilst the ground floor window would be enlarged, it is not considered to impact the amenity of neighbouring occupiers significantly more than the existing window arrangement, in terms of loss of privacy or light spill.

No objections were received prior to making this decision. The planning history of the site and surrounding area were 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 2013.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017. 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).

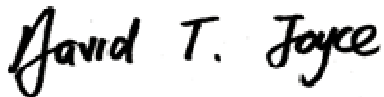
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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