

Application ref: 2018/2089/P
Contact: Matthias Gentet
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Date: 22 August 2018

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 1st And 2nd Floor
68 Dennington Park Road
London
NW6 1BD**

Proposal: Replacement of existing uPVC windows and first floor door to rear with timber framed windows and door, replacement front dormer window and addition of velux window to front roof slope.

Drawing Nos: Revised Design and Access Statement (16/07/2018); Site Location Plan; [1806/] 01A, 02A, 03, 04B, 05B, 06, 7, 8A, 9A.

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 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: Revised Design and Access Statement (16/07/2018); Site Location Plan; [1806/] 01A, 02A, 03, 04B, 05B, 06, 7, 8, 9.

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

Informative(s):

- 1 Reasons for granting permission.

The proposal seeks the replacement of existing double glazed front and rear uPVC fenestration with timber frame double glazed windows of similar design and a bi-folding door at first and second floor level. The properties on Dennington Park Road offers a variety of styles of windows - simple sashes, 9 panes sashes, mixed plain/divided pane sashes, casement windows - as well as materials such as timber and UPVC.

The replacement of the double doors, leading onto the rear roof terrace at first floor level, with bi-folding doors within a slightly enlarged opening would still retain the 'double door' appearance and would therefore have limited impact on the rear elevation as well as the view from Sumatra Road. The size increase is fairly negligible and would not be out of place within the rear streetscape. Alterations to the adjacent rear terrace elevation have introduced tall uPVC windows to the left of the terrace door creating a much wider fenestration element.

The addition of a skylight to the front roof slope would not detract from the front roofscape. Indeed there are many examples of such skylight up and down Dennington Park Road with a dormer to the centre and a skylight to the left or right.

Revisions were sought in terms of the originally proposed material of the bi-folding doors: aluminium. It was felt that this would introduce a mixture of materials - uPVC, timber and aluminium - the Council is keen to avoid. Traditional timber is the preferred option. Seeing it re-introduced within the property is welcome.

The proposal is therefore considered to be acceptable in terms of size, design, location and material to be used. It would not only preserve but also enhance the character and appearance of the host and adjacent buildings, the front and rear streetscape.

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

As such, the proposed development is in general accordance with policies A1 and

D1 of the Camden Local Plan 2017; and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

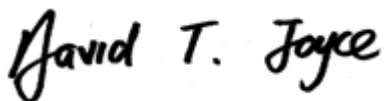
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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