

Application ref: 2018/3466/P
Contact: Matthias Gentet
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Date: 8 October 2018

Development Management
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Matt Phillips
Flat 2
Ladywell Court
22 East Heath Road
London
NW3 1AH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2
Ladywell Court
22 East Heath Road
London
NW3 1AH

Proposal:

Replacement of existing double glazed metal casement window with timber frame double glazed sash window to first floor side elevation.

Drawing Nos: Revised Site Location Plan (September 2018); Detailed Section (New Window) (revised 03/10/2018); Dimensions of Proposed Window (15/09/2018); 3 x Photos; 1-021-021.

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: Revised Site Location Plan (September 2018); Detailed Section (New Window) (Revised 03/10/2018); Dimensions of Proposed Window (15/09/2018); 3 x Photos; 1-021-021.

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

- 4 The proposal hereby approved would require that all joinery details, including window frame, glazing bars etc. are to exactly match those of the other windows on this particular elevation. The cill detail and depth of reveal should also be to exactly match those of the adjacent windows.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal is seeking permission for the replacement of existing first floor level double glazed metal casement window with timber frame double glaze sash window to south facing elevation. The current window consist of 3no sections of identical width with 2no low level transom to the left and right section and an upper level transom to the central section. The window is clearly not in keeping with the other examples of traditional timber sash windows found at ground floor level on the same elevation but also on the adjacent return elevation to the left as it would be expected in a conservation area.

It would seem that the existing window opening has been altered - enlarged - to allow for the insertion of the existing window. This has lead to the design of its replacement to be formed of a central - and main - sash window of single pane each with very slim/narrow sash design replica on either side. Although this is not the ideal design for the location, being more commonly found at ground floor level, it does however improve the appearance of the elevation by re-introducing a tradional element. The window would also be fitted flush with the facade by replicating the moulding surround present on the below windows.

The proposal is therefore considered to be acceptable and would not only preserve but also enhance to character and appearance of the host building, the conservation area and the rear streetscape.

The site's planning and appeal history has been taken into account when

coming to this decision. No comments were received following the statutory consultations.

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 policy G1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the Draft London Plan 2017 (As Applicable); and the National Planning Policy Framework 2018.

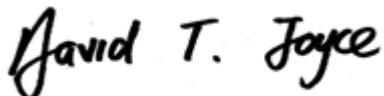
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 paragraph 38 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