

Application ref: 2018/3589/P  
Contact: Thomas Sild  
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Date: 8 October 2018

**Development Management**  
Regeneration and Planning  
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Pellings LLP  
Northside House  
Mount Pleasant  
EN4 9EB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Councils Own Permission Under Regulation 3 Granted**

Address:  
**Flats 1-32**  
**Sycamore Court**  
**Bransdale Close**  
**London**  
**NW6 4QJ**

Proposal:  
Replacement of all existing window fittings

Drawing Nos: Site location plan (510 031 100), 510 031 101 Rev A, 510 031 102 Rev A, 510 031 200 Rev A, 510 031 201 Rev A, 510 031 202 Rev A, 510 031 203 Rev A, 510 031 204 Rev A, 510 031 205 Rev A, 510 031 206 Rev A, 510 031 207 Rev A, 510 031 208 Rev A, 510 031 209 Rev A, 510 031 210 Rev A, 510 031 211 Rev A, 510 031 212 Rev A, 510 031 213 Rev A, 510 031 214 Rev A, 510 031 215 Rev A, 510 031 216 Rev A, 510 031 217 Rev A, 510 031 218 Rev A, 510 031 219 Rev A, 510 031 220 Rev A, 510 031 221 Rev A, 510 031 222 Rev A, 510 031 223 Rev A, 510 031 224 Rev A, Dwg Ref. 1, Dwg Ref. 2, Dwg Ref. 3, Dwg Ref. 4, Dwg Ref. 5

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and reason(s):

- 1 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan (510 031 100), 510 031 101 Rev A, 510 031 102 Rev A, 510 031 200 Rev A, 510 031 201 Rev A, 510 031 202 Rev A, 510 031 203 Rev A, 510 031 204 Rev A, 510 031 205 Rev A, 510 031 206 Rev A, 510 031 207 Rev A, 510 031 208 Rev A, 510 031 209 Rev A, 510 031 210 Rev A, 510 031 211 Rev A, 510 031 212 Rev A, 510 031 213 Rev A, 510 031 214 Rev A, 510 031 215 Rev A, 510 031 216 Rev A, 510 031 217 Rev A, 510 031 218 Rev A, 510 031 219 Rev A, 510 031 220 Rev A, 510 031 221 Rev A, 510 031 222 Rev A, 510 031 223 Rev A, 510 031 224 Rev A, Dwg Ref. 1, Dwg Ref. 2, Dwg Ref. 3, Dwg Ref. 4, Dwg Ref. 5.

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

- 3 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).

Informative(s):

- 1 Reasons for granting permission

This application seeks permission to replace all existing window fittings across Sycamore Court. The replacement aluminium frames would be of a high quality, durable material, appropriate to the building's age and match the existing fittings in both colour and fenestration detail. Given that all windows across the blocks would be replaced, a consistent appearance would be achieved that would not be detrimental to the buildings' character nor its surroundings.

All windows are to be replaced in existing openings, and therefore there would not be additional impact on neighbour amenity arising from this development.

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

The proposal is in general accordance with Policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and 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).

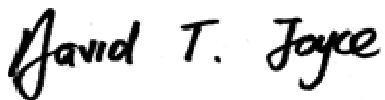
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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