

Application ref: 2018/3627/P  
Contact: Nora-Andreea Constantinescu  
Tel: 020 7974 5758  
Date: 15 October 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

**STUDIO CAD PROJECTS LIMITED**  
18 Brookfield Avenue  
Houghton Regis  
LU5 5TS  
United Kingdom

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Householder Application Granted**

Address:  
**37 Quickswood**  
**London**  
**NW3 3SA**

Proposal:

Replacement of two high level windows at ground floor level to front elevation with one larger window with opaque glazing with window above, to single family dwelling (Class C3).

Drawing Nos: 2180701-001; 2180701-01; 2180701-1 REV A; DESIGN AND ACCESS STATEMENT.

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:

2180701-001; 2180701-01; 2180701-1 REV A; DESIGN AND ACCESS STATEMENT.

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

#### Informative(s):

- 1 Reasons for granting permission:

The application building has high level windows on front elevation at ground floor level. The proposal would change this fenestration arrangement by introducing a larger window opening which would replace the existing high level windows and extend below.

Along the northern side of Quickswood, the buildings show an established character of high level windows which was retained in later alterations. A similar alteration has been granted at 49 Quickswood (ref: 2016/6391/P). The proposed window design would preserve the appearance and character of the buildings along this side of Quickswood, which is considered acceptable.

Due to the proposal's design and position it would not harm neighbouring amenity.

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

As such, the proposed development is in general accordance with policies D1 and A1 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2018 and the London Plan 2016.

- 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

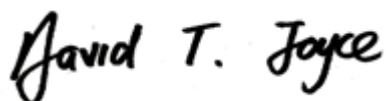
Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross,  
London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental  
health' on the Camden website or seek prior approval under Section 61 of the  
Act if you anticipate any difficulty in carrying out construction other than within  
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