

Application ref: 2018/3350/P  
Contact: Nora-Andreea Constantinescu  
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Date: 20 November 2018

**Development Management**  
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Britannia House  
11 Glenthorne Road  
LONDON  
W6 0LH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Upper Ground Floor Flat**  
**64 Belsize Park Gardens**  
**London**  
**NW3 4NE**

Proposal:

Replacement of single-glazed timber-framed sash/casement windows and doors with double-glazed timber-framed sash/casement windows and doors, replacement of timber frames to curved bay window to rear elevation, all to upper floor flat (Class C3).

Drawing Nos: PL-1001 Rev 01; PL-1011 Rev 01; PL-1010 Rev 00; PL-1020 Rev 01; 001; 002; 003; 005; Details - Ovolo glazing bar options; Histoglass -Product specifications; 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 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:

PL-1001 Rev 01; PL-1011 Rev 01; PL-1010 Rev 00; PL-1020 Rev 01; 001; 002; 003; 005; Details - Ovolo glazing bar options; Histoglass -Product specifications; Design and access statement.

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

#### Informative(s):

- 1 Reasons for granting permission:

It is proposed to replace the front bay single glazed window with double glazed (Histoglass mono) window, and replace the existing frames with new ones to match the existing dimensions and design. Along the side elevation, the proposal would include replacement of all timber sash windows with double glazed, and proposed window frames and dimensions. Details have been provided which demonstrate that the proposed windows would preserve the appearance of the host building, streetscene and wider Belsize Park Conservation Area.

To the rear elevation, the upper floor flat opens to the rear garden through a large curved bay window. It is proposed to retain the single glazed window but the frames would be replaced with new ones to match existing dimensions and design. Next to the bay window, the flat has a large timber sash window, proposed to be replaced with double glazed and new frames to match existing. Details have been provided to demonstrate glazing bars are structural and the proposed windows would preserve the appearance of the host building.

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.

A comment was received prior making this decision, which is dully addressed in the consultation summary. 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 A1, D1, and D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2018 and the London Plan 2016.

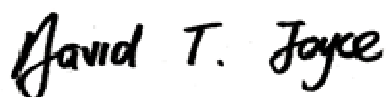
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service (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 2018.

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