

Application ref: 2018/4107/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Date: 28 November 2018

Development Management
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ARCHITECTURE AND DESIGN PRACTICE LTD
WONEA HOUSE, 2 RICHMOND ROAD ISLEWORTH
MIDDLESEX
LONDON
TW7 7BL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

30 Denning Road
London
NW3 1SU

Proposal:

Installation of doubled glazed timber framed sash windows to match existing configuration.

Drawing Nos: Site Location Plan 30DR-300-01, 30DR-301-00B, 30DR-302-00B, 30DR-301-01B, 30DR-302-01B.

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 Site Location Plan 30DR-300-01, 30DR-301-00B, 30DR-302-00B, 30DR-301-01B, 30DR-302-01B.

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

Informative(s):

- 1 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).
- 2 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.
- 3 Reasons for granting permission.

The proposal to replace timber framed sash windows is considered acceptable as the new windows will match the existing style, material and colour. The proposed windows have been carefully designed to ensure close attention has been paid to maintaining the dimensions of the frames and mullions.

The only discernable difference will be the addition of double glazed windows, and this will be hardly noticable from the public realm. No new openings are proposed.

The proposal is considered to preserve the character and appearance of the host building, the street scene and of the wider conservation area.

The alterations are not considered to harm the amenity of any neighbouring properties.

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 (ERR) 2013.

No objections have been received. The sites planning history was taken into account when coming to this decision.

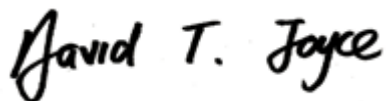
As such, the proposed development is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017 and policies DH1 and DH2 on the Hampstead Neighbourhood plan (2018) & Hampstead Conservation Area Statement (2001). The proposed development also accords with the London Plan 2016 and the NPPF 2018.

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

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