

Application ref: 2018/5166/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 18 January 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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www.camden.gov.uk/planning

Baily Garner
146-148 Eltham Hill
Eltham
London SE9 5DY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
20 Cliff Villas
London
NW1 9AT

Proposal:

Replacement of single glazed timber framed windows and doors to front and rear elevations by double glazed timber windows and doors.

Drawing Nos: 01_Location Plan, Design and Access Statement_REV_A, 04_Existing Window Schedule 1, 05_Existing Window Schedule 2, 06_Proposed Window Schedule 1 07_Proposed Window Schedule 2, 02_Front Elevation, 03_Rear Elevation

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 policies 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- 01_Location Plan, Design and Access Statement_REV_A, 04_Existing Window Schedule 1, 05_Existing Window Schedule 2, 06_Proposed Window Schedule 1 07_Proposed Window Schedule 2, 02_Front Elevation, 03_Rear Elevation

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 all existing single glazed timber windows and three doors to the property with like-for-like timber framed double glazed windows and doors. The glazing pattern, proportions, opening method, material and the overall size of the opening would remain as existing. The glazing bars for the proposed windows would match the existing ones although be slightly thicker so the thickness of the double glazing would be 20mm.

Overall the windows are acceptable in design terms and would not harm the character and appearance of the host building as a locally listed building nor that of the adjoining conservation area. The replacement doors are also acceptable as they would have the same design as the existing.

Due to the position of the existing windows and doors there would be no overlooking as a result of the proposal.

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

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2018.

- 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.

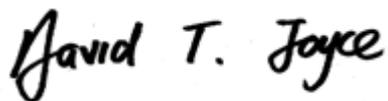
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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