

Application ref: 2018/2670/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 28 January 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Greg Garland
6 Chapel Court
Chapel Street
King's Lynn
PE30 1EG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 6
155 Arlington Road
London
NW1 7ET

Proposal:

Replacement of 2 x second floor rear aluminium framed windows with timber framed windows

Drawing Nos: Location Plan (unnumbered, received 14/06/2018), Proposed Section (unnumbered, received 14/06/2018), Existing and Proposed Elevations (unnumbered, received 14/06/2018), Existing and Proposed Bathroom Window (unnumbered, received 27/11/2018), Existing and Proposed Kitchen Window (unnumbered, received 27/11/2018) & Second Floor Plan (unnumbered, received 27/11/2018).

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan (unnumbered, received 14/06/2018), Proposed Section (unnumbered, received 14/06/2018), Existing and Proposed Elevations (unnumbered, received 14/06/2018), Existing and Proposed Bathroom Window (unnumbered, received 27/11/2018), Existing and Proposed Kitchen Window (unnumbered, received 27/11/2018) & Second Floor Plan (unnumbered, received 27/11/2018).

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

- 3 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.

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 site contains a four storey block of residential flats, set within the Camden Town Conservation Area; it is not a Listed Building or positive contributor.

It is proposed to replace two of the second floor windows to the rear of the property from aluminium framed to timber casement windows with the fenestrations sizes unchanged from the existing.

The changes to the window frame details would be sited to the rear of the property and would not be immediately visible in public views. The frames would serve to match existing window frame styles on the host building and

would thereby be appropriate to the character and appearance of the property. The timber frames would also be appropriate within the context of the Camden Town Conservation Area. The fenestrations sizes would remain as existing. As such, the proposal is considered to be appropriate given the character and appearance of the host property, and would serve to have a neutral impact on the character, appearance and historic interest of the conservation area.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

As windows exist in these locations at present, and the fenestration sizes remain as existing, the proposal is considered not to adversely impact on the amenity of the adjacent properties, and as such, there are no amenity concerns as a result of this proposal.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation, however the Camden Town Conservation Area Advisory Committee (CAAC) advised that the windows should be double glazed. The section drawing shows these as double glazed timber casements.

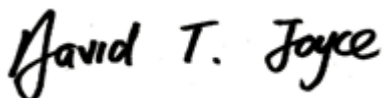
As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2018.

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