

Application ref: 2018/5655/P  
Contact: Matthew Dempsey  
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Date: 28 January 2019

**Development Management**  
Regeneration and Planning  
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Boyarsky Murphy Architects  
64 Oakley Square  
London  
NW1 1NJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**1 Elsworthy Terrace,  
London  
NW3 3DR**

Proposal:

Increase in size of existing opening and installation of new timber framed window to flat.  
Drawing Nos: Site Location Plan: 1ET-001, 1ET-002, 1ET-003, 1ET-004, 1ET-005,  
1ET006, 1ET007.

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: 1ET-001, 1ET-002, 1ET-003, 1ET-004, 1ET-005, 1ET006, 1ET007.

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 property is a four storey brick built end of terrace house located within the Elsworthy Conservation Area. This application relates to the flat at raised ground floor level.

The proposal involves the removal of an existing timber framed window and replacement of a larger timber window in its place. The window cill position will be retained, and the larger new window will be placed within the existing opening with some adjustments made to fit the larger frame. Bricks shall be re-used where possible and reclaimed to match the existing detailing. The existing decorative lintel shall be replicated above the new window. The new timber window frame shall be painted white to match fenestration in the vicinity.

The proposed alterations are considered to be appropriate in terms of design, scale, colour, location and materials to be used. The enlarged aperture is similar in size and style of other windows at this level in the wider building group.

By virtue of the nature of the works, they are not considered to have any adverse impacts on neighbouring amenity or character of the host building,

surrounding street scene or wider conservation area.

No objections were received prior to coming to this decision. The site's planning history was taken into account when assessing the proposal.

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.

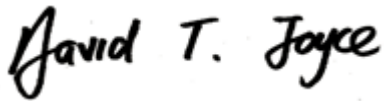
The proposed development is in general accordance with policies A1, D1, and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of The London Plan 2016 and the National Planning Policy Framework 2018.

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