

Application ref: 2018/3706/P
Contact: Matthias Gentet
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Date: 4 February 2019

Development Management
Regeneration and Planning
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Hestia Design
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SW3 5EZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat B
23 Dunollie Road
London
NW5 2XN

Proposal:

Replacement of existing single glazed timber frame windows with double glazed timber frame windows to front and rear elevations at 1st and 2nd floor level.

Drawing Nos: Design and Access Statement (20/11/2018); Site Location Plan; Google Map Location Plan; Windows Detailed Sections - Sliding Sash Cord, Sliding Sash Spiral; Windows Detailed Sections - Casement/ Frame Side & Mullion, Flush Casement/ Frame Side & Mullion; 1st & 2nd Floor Plans; [DR-] 001 revB (07/01/2019), 002 revA, 003 revB (07/01/2019), 004 revB, 005 revB (07/01/2019).

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: Design and Access Statement (20/11/2018); Site Location Plan; Google Map Location Plan; Windows Detailed Sections - Sliding Sash Cord, Sliding Sash Spiral; Windows Detailed Sections - Casement/ Frame Side & Mullion, Flush Casement/ Frame Side & Mullion; 1st & 2nd Floor Plans; [DR-] 001 revB (07/01/2019), 002 revA, 003 revB (07/01/2019), 004 revB, 005 revB (07/01/2019).

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

Informative(s):

- 1 Reasons for granting permission.

The proposal is seeking the replacement of single glazed sash and casement timber windows to the front and rear of the 1st and 2nd floor flat with double glazed timber sash and casement windows. The new windows will re-introduce the uniform design of the front sash windows found up and down Dunollie Road where the frontages have barely been altered. The casement windows will only affect 3no of the overall fenestrations, to the rear of the property and the smaller windows.

Revisions was sought to ensure that the design of the new windows did not include any divisions (i.e no mullions) and the lowering of the kitchen cill be removed from the proposal.

As such, the proposal, in terms of size, design, location and material to be used, is considered to be acceptable. It will not only preserve but also enhance the character and appearance of the property, the conservaton area and the streetscapes.

The site's planning and appeal history has been taken into account when coming to this decision. No comments were received following the statutory consultations.

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 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 policies of the Draft London Plan 2017; and the National Planning Policy Framework 2018.

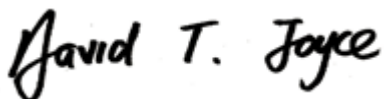
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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