

Application ref: 2018/5388/P  
Contact: Thomas Sild  
Tel: 020 7974 3686  
Date: 18 February 2019

**Development Management**  
Regeneration and Planning  
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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Walker Construction Consultant  
Unit A Court House  
11A High Street  
London EN5 5UJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**33 Maygrove Road  
London  
NW6 2EE**

Proposal:

Replacement of the existing timber frame single glazed windows with double glazed timber fittings

Drawing Nos: Site Location Plan (4243/WM/03), 4243/WM/01, 4243/WM/02 Rev 1

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 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 (4243/WM/03), 4243/WM/01, 4243/WM/02 Rev 1

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

Informative(s):

- 1 Reasons for granting permission

The application seeks to replace the existing single glazed timber windows with double glazed frames, replicating the existing design, style and details.

The section drawing indicates that the proposed glazing bars would provide an acceptable approach to maintain the windows' integrity. The proposed material was revised from uPVC to timber to provide a better quality of frame, appropriate to the building's age and architectural style and to preserve the existing character of the surroundings.

All replacement frames would sit in existing openings, as such there would be no neighbour amenity impact.

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

The proposal is in general accordance with policies A1 and D1 of the Camden Local Plan (2017), and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan (2015). The proposed development also accords with the policies of the London Plan 2016 and 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

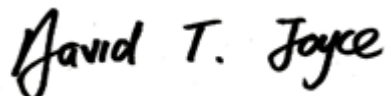
Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

David Joyce  
Director of Regeneration and Planning