

Application ref: 2018/5389/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 22 February 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Walker Construction Consultant
Unit A Court House
11A High Street
Barnet
London
EN5 5UJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

104 Maygrove Road
London
NW6 2ED

Proposal:

Replacement of the existing single glazed timber windows with double glazed timber frames

Drawing Nos: Site location plan (4258/WM/03), 4258/WM/01, 4258/WM/02 Rev 1, 4258/WM/04 Rev 0, 2702 Rev A

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 (4258/WM/03), 4258/WM/01, 4258/WM/02 Rev 1, 4258/WM/04 Rev 0, 2702 Rev A

Reason:

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

Informative(s):

- 1 Reasons for granting permission

The application replaces the existing single glazed timber windows with double glazed timber framed windows, replicating the existing design, style and details.

A small number of windows contain glazing bars, and the section drawing indicates that the proposed glazing bar structure would provide an acceptable approach to maintain the windows' integrity. Following feedback, the proposals were revised from uPVC to timber frames to provide a better quality and more sustainable material, appropriate to the building's age and architectural style and to preserve the building's character.

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 2019.

- 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

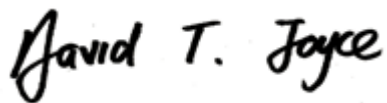
Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the 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