

Application ref: 2018/5818/P
Contact: Tony Young
Tel: 020 7974 2687
Date: 22 February 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Buxton Architectural Services
30 Redbourne Avenue
London
N3 2BS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1st Floor
81 Islip Street
London
NW5 2DL

Proposal:

Replacement of all existing single glazed timber sash windows at 1st floor level on front and rear elevations with like-for-like double glazed windows.

Drawing Nos: (ISLIP/19/A/-)01 rev A, 02 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 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: (ISLIP/19/A/-)01 rev A, 02 rev A.

Reason:

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

Informative(s):

- 1 Reasons for granting planning permission:

The proposal seeks to replace all existing single glazed timber sash windows at 1st floor level at both front and rear with like-for-like timber double glazed replacements that would match as closely as possible the existing windows in terms of materials, colour, frame sizes, design, opening methods and proportions.

There would be some degree of increased thickness to the glazing bars in order to accommodate the double glazing panes; however, in this instance, the use of suitably designed slim, sealed units with an overall thickness of 12mm (glazing and cavity) is considered to be an appropriate and sensitive alteration unlikely to alter or detract from the character and appearance of the host building or the wider Bartholomew Estate Conservation Area and Kentish Town Neighbourhood Area, and as such, would be acceptable.

There are no amenity concerns as a result of these proposals in terms of loss of privacy or overlooking to neighbouring properties as the proposed windows would replace existing windows.

The site's planning and appeals history has been taken into account when coming to this decision. The Kentish Town Neighbourhood Forum raised no objections to the proposals, and no objections have been received from any other parties following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Bartholomew Estate Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, policy D3 of the Kentish Town Neighbourhood Plan 2016, the London Plan 2016, and the National Planning Policy Framework 2019.

- 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.

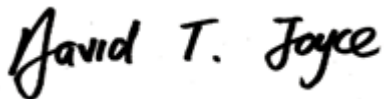
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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