

Application ref: 2018/4907/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 22 March 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

The Heritage Window Company
Unit 23 Bellingham Trading Estate
Franthorne Way
London
SE6 3BX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 43
Paramount Court
University Street
London
WC1E 6JP

Proposal:

Replacement of steel window and doors with aluminium double-glazed units

Drawing Nos: Site location plan, Application form, 1216/08 Rev A, 1216/09 Rev A, Existing Elevations and Plan (Revision 1), Schematic showing glazing bars Option 2, Window survey document, Current & Proposed Fenestrations for 43 Paramount Court (December 2018)

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 The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Site location plan, Application form, 1216/08 Rev A, 1216/09 Rev A, Existing Elevations and Plan (Revision 1), Schematic showing glazing bars Option 2, Window survey document, Current & Proposed Fenestrations for 43 Paramount Court (December 2018)

Reason:

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

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the character and appearance of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission

The proposed double glazed aluminium window and door units are considered to be acceptable replacements for the existing steel frames. Many of the original steel units have already been replaced across the block of flats. The proposed units would be double glazed and white powder coated, with fenestration details to match the existing. Glazing bars, where present, would be placed externally on both sides with an internal spacer in order to preserve their visual integrity in relation to others on the block. As such the proposal preserves the building's character and its contribution to the character of the surrounding conservation area.

Due to the nature of the works, there would be no impact on the amenity of neighbouring occupiers.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

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 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 the Camden Local Plan 2017, with particular regard to policies A1, D1 and D2. The proposed development also accords with the London Plan 2016, and the 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 2019.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer