

Application ref: 2018/5385/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Date: 1 May 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Walker Construction Consultants
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:

32 Gascony Avenue London NW6 4NA

Proposal:

Installation of double glazed slim-line timber windows.

Drawing Nos: Site Location Plan 999/WM/03, 4250/WM/01 1, 4250/WM/02 1, 999/WM/04.

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 Site Location Plan 999/WM/03, 4250/WM/01 1, 4250/WM/02 1, 999/WM/04.

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

Informative(s):

- 1 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).
- 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 Reasons for granting permission.

The proposal to replace timber framed sash windows to the front is considered acceptable, as the new windows have been designed to match the existing style, material and colour. The only discernible difference will be the addition of doubled glazing, however this is considered to be a minor alteration. The applicant has provided proposed window sections to demonstrate that slim-line frames will be installed.

To the rear there is a mixture of timber framed sash windows and some other styles of more modern windows in place. All replacement windows shall replicate the existing arrangement and use existing openings and matching material and colour. This proposal is considered acceptable.

The proposal is considered to preserve the character and appearance of the host building and the street scene. No objections have been received prior to making this decision. The sites planning history has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer