

Application ref: 2018/5391/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 3 May 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:
59 Gondar Gardens
London
NW6 1EP

Proposal: Replacement of the existing single glazed windows with double glazed timber frames.

Drawing Nos: 4323/WM/01 Rev 1, 4323/WM/02 Rev 2, 4323/WM/04 Rev 0,
4323/WM/03 Rev 0, 4323/WM/05 Rev 0, 2702 Rev A

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: 4323/WM/01 Rev 1, 4323/WM/02 Rev 2, 4323/WM/04 Rev 0, 4323/WM/03 Rev 0, 4323/WM/05 Rev 0, 2702 Rev A

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

- 3 All replacement window frames are to be of timber construction as indicated on the approved drawings.

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.

Informative(s):

1 Reasons for granting permission

The application seeks permission to replace the existing single glazed windows with slim double glazed timber framed units, replicating the existing design, style and fenestration details. Plans were revised to omit uPVC frames for environmental reasons and to respect the architectural character of the building.

A number of windows contain glazing bars, and the proposed glazing bar structure is considered to provide an acceptable approach to maintaining the windows' visual integrity and the proposals would preserve the building's existing character.

All replacement frames would sit in existing openings, as such there would be minimal neighbour amenity impact arising from this development.

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. 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 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 'DP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer