

Application ref: 2018/6403/P
Contact: Matthew Dempsey
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Date: 20 November 2019

Development Management
Regeneration and Planning
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Baily Garner LLP
146-148 Eltham Hill Eltham
London
SE9 5DY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

36 Stratford Villas London NW1 9SG

Proposal:

Installation of timber framed double glazed windows on the front and rear elevations.

Drawing Nos: Site Location Plan, P01 rev A, P02 rev A, Photo schedule. Design and Access Statement 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 Site Location Plan, P01 rev A, P02 rev A, Photo schedule. Design and Access Statement Rev A.

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 proposed replacement windows and doors would match the existing window and door frames in terms of material, colour and glazing pattern and there would be no alteration to the number or size of openings.

The original proposal was for the installation of UPVC window frames to replace the existing timber ones, however; UPVC materials were not considered appropriate in buildings within a conservation area and the scheme has been amended in line with officer advice to specify slim-line double glazed timber framed windows to match the existing as closely as possible.

The replacement windows and doors are considered acceptable in terms of design and materials and would not be harmful to the character and appearance of the host building or street scene.

The applicant has also stated that as part of the works 2 x existing roof-lights shall be replaced on a like-for-like basis and this may include replacement of the roof covering again on a like-for-like basis. This aspect of the proposal is considered a repair, which would not require planning permission.

The replacement windows and doors will not have any adverse impact on the amenity of adjoining neighbouring properties.

No objections were received prior to the determination of this application.

The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies D1, D2 and A1 of London Borough of 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:

<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