

Application ref: 2021/5138/P
Contact: Fast Track GG
Tel: 020 7974
Email:
Date: 21 March 2022

Development Management
Regeneration and Planning
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Private
2 Nursery Avenue
London
N3 2RD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:

Flat 3
10 Hilltop Road
London
NW6 2PY

Proposal:

Replacement of white painted timber sash windows with white UPVC windows (retrospective).

Drawing Nos: 10HR21/00; 10HR21/01; 10HR21/02; Existing and Proposed Sections;
Design and Access Statement received on 20th October 2021.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The replaced windows, by reason of their detailed design including opening mechanism, proportions and inappropriate uPVC materials, would detract from the appearance of the host building and wider street scene, and would not be environmentally sustainable, contrary to policies D1 (Design) and CC1 (Climate Change Mitigation) of the London Borough of Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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 2021.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer