

Mr Francisco Serradilla
Viewport Studio
84 Great Suffolk Street
London
SE1 0BE

Application Ref: **2015/5763/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

27 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2 and 3
29 Compayne Gardens
London
NW6 3DD

Proposal:

Replacement and alterations to the fenestration on all elevations at first and second floor levels (Flats 2 and 3) inserting timber frames, slimlite double glazed glass and identical replacement of the front balcony metal railings.

Drawing Nos: Design & Access Statement, Slimlite glazing diagram, Drg 100, 102, 104, 105, 300, 302, 304 & 305

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Design & Access Statement, Slimlite glazing diagram, Drg 100, 102, 104, 105, 300, 302, 304 & 305

Reason:

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

- 4 All new double glazed windows shall be slimlite 12mm glazing bars and no greater in size as illustrated in the submitted diagram (see plans).

Reason: To safeguard the appearance of the windows minimizing the impact to reflection and colouration to the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reason for granting permission

The proposed alterations to the first and second floor front windows would maintain the existing design and timber materials. The proposed side and rear windows would be altered in style and size and replace unoriginal poor quality UPVC windows, this alteration is a welcomed improved to the existing windows. All the proposed windows would have slimlite double glazing glass installed, approximately 12mm in thickness, and are considered to be acceptable. The proposed development is considered to accord with Development Plan Policies DP24 and DP25 and design guidance in CPG1.

The metal balustrade on the front balconies would be replaced with like for like materials which is a welcomed improvement. Given the nature of the works, the amenity of the neighbouring properties would not be impacted by the proposal.

30 neighbouring properties have been consulted, a site notice displayed and a public notice published in the local press. No objections have been received. The

site's planning history and relevant appeal decisions were taken into account when coming to 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 Area Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development would not harm the character and design of the site within its location and is considered to accord with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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 paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment