

Application ref: 2022/5376/P
Contact: Fast Track SC
Tel: 020 7974
Email:
Date: 28 April 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

AS Studio Ltd
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London
NW3 5HB
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1st Floor
63 Hemstal Road
London
Camden
NW6 2AD

Proposal:

New window installation to the west elevation of first floor flat.

Drawing Nos: 2063(EXI) 100; 2063(EXI) 001(2); 2063(EXI) 101; 2063(EXI) 200;
2063(PLA) 111; 2063(PLA) 110; 2063(PLA) 210; 2063(PLA) 211(2)

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 2063(EXI) 100; 2063(EXI) 001(2); 2063(EXI) 101;

2063(EXI) 200; 2063(PLA) 111; 2063(PLA) 110; 2063(PLA) 210; 2063(PLA) 211(2)

- 3 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 of the London Borough of Camden Local Plan 2017.

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 The property is located on the corner Hemstal Road and Kingsgate Road and is situated in the Fortune Green Neighbourhood Area. The property is not Listed or in a Conservation area.

The proposal is for the installation of a new UPVC window to the West Elevation. The existing windows are double glazed and UPVC, so the proposed window is in keeping with the current appearance and would cause no harm to the character of the building. The double glazing and frame would match the style of the existing windows.

There would be no harm/impact to the residential amenity of neighbouring properties in terms of loss of light, outlook or privacy and will not result in increased overlooking as the proposed window is fronting the road, and is on the same elevation as existing windows.

Overall therefore, the proposals are considered to be sympathetic to and in keeping with the existing appearance of the host property in terms of their details design, locations, proportions and materials, and would preserve the architecture and the building

No objections were received prior to making this decision and the planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies D1 and A1 of the Camden Local Plan 2017, London Plan 2021 and the National Planning Policy Framework 2021 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 3 This approval does not authorise the use of the public highway. Any

requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer