

Application ref: 2022/3640/P
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Date: 26 May 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

Architecture for London
3-5
Bleeding Heart Yard
London
EC1N 8SJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
43 Downshire Hill
London
NW3 1NU

Proposal:

Installation of new window to the flank elevation at ground floor level, installation of new conservation-type rooflight to rear outrigger and enlargement of the existing roof light over staircase.

Drawing Nos: PL100; PL101; PL120; PL130; PL131; PL132; PL200 REVC; PL201 REVC; PL220 REVC; PL230 REVC; PL231 REVC; PL232 REVC PL300 REVA; PL301 REVA; PL320 REVA; PL330 REVA; PL331 REVA; PL332 REVA; TQRQM21225143005002; Design and Access Statement REVB and Planning and Heritage Statement REVA. Window Schedule REVA and Existing Site Photos REVA.

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: PL100; PL101; PL120; PL130; PL131; PL132; PL200 REVC; PL201 REVC; PL220 REVC; PL230 REVC; PL231 REVC; PL232 REVC PL300 REVA; PL301 REVA; PL320 REVA; PL330 REVA; PL331 REVA; PL332 REVA; TQRQM21225143005002; Design and Access Statement REVB and Planning and Heritage Statement REVA. Window Schedule REVA and Existing Site Photos REVA.

Reason:

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

- 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 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission-

Planning permission is sought for the replacement of the existing ground floor, rear elevation Kitchen window , with a larger sash window in an 8/8 design, similar to the ground floor window on the front elevation. The detail and profile of the proposed window would match the other original windows at the property. The existing first floor level window to the rear outrigger would be replaced with a new timber sash window, this window would be single glazed timber sashes with single glazed Histoglass. The design of the windows would ensure that the dimensions and design of frames and patterns of glazing are almost identical in detailing as the existing windows, which are remaining unchanged, on the building's front and rear elevations.

The window opening sizes will be altered to better fit the windows to the main house. The proposed window openings are considered to be sympathetic creating a unified and consistent appearance that would preserve the character and appearance of the host building.

The existing rooflight above the main stair is in poor condition. The proposed replacement conservation style rooflight, and the enlargement of the existing rooflight on the existing outrigger, would be subordinate in scale and design to the roof. The proposed rooflights are in keeping with the existing pattern of development at roof level present in surrounding terraced properties.

To accommodate the revised layout of the second floor shower room, the existing side window would be bricked up. The Conservation Officer was consulted and no objection is raised to the proposed work.

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.

Overall, given the nature of the proposed works being the replacement rooflights and replacement windows, the proposal would not have a material impact on the amenity of adjoining properties as the works would only replace existing window openings and no additional openings are proposed. The proposed new rooflight would offset the loss of sunlight and daylight through the bricking up of the first floor window to the bathroom.

No objections have been raised in relation to the works. The application site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of Hampstead Neighbourhood Plan DH1 and DH2 and with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 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-householder-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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer