

Application ref: 2022/5377/P  
Contact: Fast Track SC  
Tel: 020 7974  
Email:  
Date: 5 June 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Roz Archer  
87 Corringham Road  
London  
NW11 7DL  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**Lavender Cottage**  
**Vale Of Health**  
**London**  
**Camden**  
**NW3 1AZ**

Proposal:  
Replace the door and windows to the rear extension with a window.

Drawing Nos: VoH/1A;VoH/2(revision); VoH/3B;

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 [VoH/1A;VoH/2(revision); VoH/3B]

- 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 if in CA] 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 Reason for granting permission:

This proposal relates to the replacement of non-original doors and window of the rear extension facing the garden. This part of the building was rebuilt to be part of the main house in 1995. The window and door would be replaced with window which matches the proportions of the original windows and would be glazed with Histoglass MONO which is a single glazed product which is laminated to achieve improved air tightness and acoustic qualities.

The proposed windows would be of a similar style to the rest of the property and would not detract from the style and character. Overall the works would enhance the character of this listed building and Hampstead Conservation Area.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

There are no amenity concerns to neighbouring properties given the proposal would replace an existing window and door in a similar position. As such, the proposed development is in general accordance with policies A1, D1, D2 and D4 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The development also complies with the London Plan 2021 and the National Planning Policy Framework 2021.

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