

Application ref: 2023/1076/P
Contact: Fast Track GG
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Date: 7 July 2023

Development Management
Regeneration and Planning
London Borough of Camden
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London
WC1H 9JE

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www.camden.gov.uk/planning

Easton Design Office
9c York Way
London
N7 9GY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**42 Willoughby Road
London
NW3 1RU**

Proposal:

Replacement of all existing single glazed windows and French doors with double glazed windows and French doors to the ground floor.

Drawing Nos: 00.001; 00.100; 00.101; 00.300; 00.301; 00.302; 00.303; 00.304; 00.305; 00.306; 00.307; 00.400 Rev. A; 00.401 Rev. A; 00.402 Rev. B; 00.403 Rev. A; B; 00.404 Rev. A; Design and Access Statement dated March 2023.

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: 00.001; 00.100; 00.101; 00.300; 00.301; 00.302; 00.303; 00.304; 00.305; 00.306; 00.307; 00.400 Rev. A; 00.401 Rev. A; 00.402 Rev. B; 00.403 Rev. A; B; 00.404 Rev. A; Design and Access Statement dated March 2023.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The twelve timber sash windows (including those forming part of two bay windows on Denning Road), three fixed windows (two of them on either side of the front porch on the principal elevation on Willoughby Road), two casement windows facing No. 44 Willoughby Road and the French doors on Denning Road would all be replaced with like for like windows and French doors to the front, rear and side elevations. The structural glazing bars would be retained. The only design difference is that the proposed windows would be double glazed whilst the existing windows are single glazed. This change would be barely perceivable from the existing window design. The windows are acceptable in terms of material, location and design.

Revisions were submitted during the course of the application to include integral glazing bars, to the satisfaction of officers.

Overall therefore, the proposals are considered to be sympathetic to and in keeping with the existing appearance of the host property in terms of the design, locations, proportions and materials, and would preserve the character and appearance of the building and Hampstead Conservation Area in which it is located, and as such, is acceptable. The windows would also improve the thermal performance of the building which is a material planning consideration.

There are no amenity concerns to neighbouring properties given the proposal would mainly replace existing building features and fenestration.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Hampstead Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

As such, the proposal is in general accordance with policies A1, CC1, D1 and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2021; and the provisions of 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-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 positioned in the upper left quadrant of the page.

Daniel Pope
Chief Planning Officer