

Application ref: 2023/0773/P
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Date: 8 August 2023

Development Management
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Peek Architecture Ltd
12-13 Poland Street
Noland House, Second Floor
London
W1F 8QB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

22 Heath Hurst Road
London
NW3 2RX

Proposal:

Replacement of all windows on the front elevation and to the third floor rear elevation, installation of 2 roof lights (1 on the main roof and 1 on the extension), replacement of metal balustrade and decking on the 2nd floor rear terrace.

Drawing Nos: P1069 EX009; P1069 EX010; P1069 PL00 Revision B; P1069 PL01; P1069 PL02; P1069 PL03; P1069 PL04; P1069 PL05; P1069 PL06; P1069 PL08; P1069 PL201 Revision A; P1069 PL202 Revision A; P1069 PL203 Revision B; P1069 PL204 Revision B; P1069 PL205 Revision B; P1069 PL206 Revision B; P1069 PL208; P1069 PL209; P1069 PL210 Revision A; P1069 PL211 Revision A; P1069 DET01; P1069 DET02; P1069 DET100-1 Revision A; P1069 DET100-2 Revision A; P1069 DET100-3; Photographs of front elevation (x2); Photograph of front door; Photograph of balustrade; Internal photograph of 3rd floor rear elevation; Aerial photograph of rear windows; Design and Access Statement (Revised) dated 07 July 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: P1069 EX009; P1069 EX010; P1069 PL00 Revision B; P1069 PL01; P1069 PL02; P1069 PL03; P1069 PL04; P1069 PL05; P1069 PL06; P1069 PL08; P1069 PL201 Revision A; P1069 PL202 Revision A; P1069 PL203 Revision B; P1069 PL204 Revision B; P1069 PL205 Revision B; P1069 PL206 Revision B; P1069 PL208; P1069 PL209; P1069 PL210 Revision A; P1069 PL211 Revision A; P1069 DET01; P1069 DET02; P1069 DET100-1 Revision A; P1069 DET100-2 Revision A; P1069 DET100-3; Photographs of front elevation (x2); Photograph of front door; Photograph of balustrade; Internal photograph of 3rd floor rear elevation; Aerial photograph of rear windows; Design and Access Statement (Revised) dated 07 July 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.

This building is described as a building which makes a positive contribution to the Hampstead Conservation Area in the Hampstead Conservation Area Appraisal. It is also described as a building which would benefit from enhancement due to its overlarge dormer.

The windows to the front elevation on the ground, first and second floors as well as the dormer windows would be replaced with timber double glazed windows. There would be a change of design to the ground and first floors to match existing neighbouring windows on Heath Hurst Road. With regard to the second floor and the dormer windows, a revision was received to reflect one over one windows.

As the front door appears to be original, it would be retained and repaired as opposed to being replaced.

The two 3rd floor casement windows on the rear elevation would also be replaced with timber sash double glazed windows. There would be a change in terms of size and design for both windows however those would be lining up with the windows below and are therefore acceptable.

It is also proposed to install two rooflights: an opening one to the main roof and a fixed walk-on one to the existing rear extension. Following officers' advice, this number was reduced from the originally proposed four to reduce light spill.

Finally, the metal balustrade on the 2nd floor rear terrace would be replaced with a new simple like for like balustrade and a new light brown Millboard or similar composite decking would be introduced. Revisions were received to discard the initially proposed bamboo screen which looked cluttered.

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.

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, 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