

Application ref: 2023/2871/P
Contact: Brendan Versluys
Tel: 020 7974 1196
Email: Brendan.Versluys@camden.gov.uk
Date: 11 December 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

Opsis Design
18, 71H Drayton Park
London
N5 1DU
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

Cottage 4
Hay Mews
94 Haverstock Hill
London
NW3 2BG

Proposal:

Installation of new upper ground floor window at the rear elevation and erection of a new flue

Drawing Nos: LB-100; LB-101; LB-101-UG; LB-101-R; LB-101-LG; LB-104-R; LB-104-UG, dated 23 Nov 2023; LB-104-LG, dated 23 Nov 2023; LB-201-EX; LB-201-PR; Design and Access Statement prepared by Opsis Design, dated 12/07/2023; Heritage Statement prepared by Opsis Design, dated 12/07/2023

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- LB-100; LB-101; LB-101-UG; LB-101-R; LB-101-LG; LB-104-R; LB-104-UG, dated 23 Nov 2023; LB-104-LG, dated 23 Nov 2023; LB-201-EX; LB-201-PR; Design and Access Statement prepared by Opsis Design, dated 12/07/2023; Heritage Statement prepared by Opsis Design, dated 12/07/2023

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

Informative(s):

- 1 Reasons for granting permission/consent-

The proposal involves the installation of a new upper ground floor window at the dwelling's rear elevation, and a new flue at the roof level. The flue would service a proposed new woodburner for the living area.

The proposed flue would be a minor element to the roofscape and would be partly obscured by the existing parapet. Overall, chimneys are a generally anticipated part and feature of the roof form and the proposed chimney would have an acceptable form and height so as to sit comfortably within the roof of the building and preserve the character and appearance of the conservation area.

The width of the new timber framed upper ground floor window would match the width of the existing window of the lower ground floor below . It would be single piece of glazing with no glazing bars. Given that the lower ground floor window is not historic but a modern addition, it was not considered necessary to replicate the tripartite glazing of this window. Additionally, the window would be of no greater size than the ground floor, rear window approved for the adjoining property under 2016/0490/P, granted on 4 March 2016.

Special attention has been paid to the desirability of preserving the listed building and its setting or any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of the conservation area, under s.66 and s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The new upper floor would not cause unacceptable overlooking issues to adjacent properties, nor would the works result in a loss of sunlight or daylight

to adjacent properties.

The Parkhill Conservation Area Advisory Committee (CAAC) originally objected to the proposal suggesting that the new window should be subdivided into 3 to match the window below. Having confirmed that the existing lower ground floor window, directly beneath the proposed window, is a 1980's modern window, the CAAC has withdrawn its objection. No further objections have been received prior to making this decision. The planning history of the site has been 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 Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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