

Application ref: 2024/0903/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

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planning@camden.gov.uk
www.camden.gov.uk/planning

JF Architects
5 Tredegar Square
London
E3 5AD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
3 Windmill Hill
London
NW3 6RU

Proposal:
Amalgamation of basement flat with rest of property to form a single family dwellinghouse. Installation of low brick front boundary wall, like-for-like replacement of wooden balcony railings and replacement glass behind, and replacement of single-glazed timber windows throughout with double-glazed timber windows of identical external appearance. Minor landscaping works to level rear garden.

Drawing Nos:
Design and Access Statement (dated March 2024); Location Plan (dated 06-Mar-2024); 3WH-PL-02, 3WH-PL-03, 3WH-PL-04, 3WH-PL-05, 3WH-PL-06, 3WH-PL-07, 3WH-PL-08, 3WH-PL-09, 3WH-PL-10, 3WH-PL-11, 3WH-PL-12, 3WH-PL-13, 3WH-PL-14, 3WH-PL-15, 3WH-PL-21A, 3WH-PL-22A, 3WH-PL-23A, 3WH-PL-24A, 3WH-PL-25A, 3WH-PL-26A, 3WH-PL-27A, 3WH-PL-28A, 3WH-PL-29A, 3WH-PL-30A, 3WH-PL-31A, 3WH-PL-32A, 3WH-PL-33A, 3WH-PL-34A, 3WH-PL-35A, 3WH-PL-37.

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:

Location Plan (dated 06-Mar-2024); 3WH-PL-02, 3WH-PL-03, 3WH-PL-04, 3WH-PL-05, 3WH-PL-06, 3WH-PL-07, 3WH-PL-08, 3WH-PL-09, 3WH-PL-10, 3WH-PL-11, 3WH-PL-12, 3WH-PL-13, 3WH-PL-14, 3WH-PL-15, 3WH-PL-21A, 3WH-PL-22A, 3WH-PL-23A, 3WH-PL-24A, 3WH-PL-25A, 3WH-PL-26A, 3WH-PL-27A, 3WH-PL-28A, 3WH-PL-29A, 3WH-PL-30A, 3WH-PL-31A, 3WH-PL-32A, 3WH-PL-33A, 3WH-PL-34A, 3WH-PL-35A, 3WH-PL-37.

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 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

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 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.
- 3 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 2023.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer