

Application ref: 2024/1455/P  
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Date: 23 July 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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WC1H 9JE

Phone: 020 7974 4444

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Dr Sharmistha Patnaik  
Flat 3  
135 Haverstock Hill  
London  
NW3 4RU

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 3**  
**135 Haverstock Hill**  
**London**  
**NW3 4RU**

Proposal:

Replacement of all existing aluminium double-glazed windows with matching units and installation of replacement balcony balustrade to Flat 3 at first floor level.

Drawing Nos: Existing and Proposed Lounge Bay Window Details, Existing and Proposed Patio Door Details, Existing and Proposed Bedroom 1 Window Details, Existing and Proposed Bedroom 2 and 3 Window Details, Existing and Proposed Kitchen Window Details, Existing and Proposed Bathroom Window Details, Existing and Proposed Balustrade Details, Existing Elevations, Proposed Elevations, Location Plan

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:

Existing and Proposed Lounge Bay Window Details, Existing and Proposed Patio Door Details, Existing and Proposed Bedroom 1 Window Details, Existing and Proposed Bedroom 2 and 3 Window Details, Existing and Proposed Kitchen Window Details, Existing and Proposed Bathroom Window Details, Existing and Proposed Balustrade Details, Existing Elevations, Proposed Elevations, Location Plan

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 proposal relates Flat 3 at first floor level only - no other flats are part of the application. The proposed replacement of the existing windows and patio doors with double-glazed aluminium framed units is considered acceptable on environmental terms and respectful of the character of the host building and wider Belsize Conservation Area. The new windows and patio doors closely match the existing units in terms of materiality, design, and colour, which is considered acceptable. It is noted that other flats within the building, specifically at fourth and fifth floors, have replaced the original units with the same units as part of this application.

The proposed replacement balustrade is also considered acceptable in design and materiality given the age and design of the host building, and will match other replacement balustrades elsewhere on the building. A site visit confirmed that the proposals will match other new windows and doors elsewhere on the building. Thus, the character of the host building and wider Conservation Area will be preserved.

Due to the scale and scope of the proposed works, they are not likely to cause any adverse impacts on the amenity of adjoining or nearby residential occupiers in terms of loss of light, outlook, or privacy.

The Belsize CAAC provided a comment questioning whether the proposed arrangement would match the rest of the building. The Planning Officer went on site to confirm that the proposed units would align in design and materiality

to the host building. No objections were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the Belsize 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.

As such, the proposal is in general accordance with Policies A1, D1, and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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](http://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.](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 centered on the page.

Daniel Pope  
Chief Planning Officer