

Application ref: 2024/1590/P  
Contact: Ewan Campbell  
Tel: 020 7974 5458  
Email: [Ewan.Campbell@camden.gov.uk](mailto:Ewan.Campbell@camden.gov.uk)  
Date: 13 August 2024

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

HCUK Group  
12 Melcombe Place  
London  
NW1 6JJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**2 Villas On The Heath**  
**Vale Of Health**  
**London**  
**NW3 1BA**

Proposal: Replace glazing to all windows by using Histoglass Mono to front elevation windows and new slimlite Histoglass to rear and side elevation windows.

Drawing Nos: PX01, PX02, PX03, PX04, EX01, EX02, EX03, SX01, SX02

P01 (Rev A), P02 (Rev A), P03 (Rev A), P04 (Rev A), E01 (Rev A), E02 (Rev A), E03 (Rev A), S01 (Rev A), S02 (Rev A)

PS01, PS02, W06 (Rev A)

TDW001 (Rev A), TDW002 (Rev A), TDW003 (Rev A), TDW004 (Rev A), TDW005 (Rev A)

Design and Access Statement (28/02/2024), Method Statement (28/02/2024), Planning Statement (April 2024), Histoglass Document

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:

PX01, PX02, PX03, PX04, EX01, EX02, EX03, SX01, SX02

P01 (Rev A), P02 (Rev A), P03 (Rev A), P04 (Rev A), E01 (Rev A), E02 (Rev A), E03 (Rev A), S01 (Rev A), S02 (Rev A)

PS01, PS02, W06 (Rev A)

TDW001 (Rev A), TDW002 (Rev A), TDW003 (Rev A), TDW004 (Rev A), TDW005 (Rev A)

Design and Access Statement (28/02/2024), Method Statement (28/02/2024), Planning Statement (April 2024), Histoglass Document

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 special interest of this listed building includes its architectural design and elevational hierarchy, its contribution to the setting of the wider listed group as it is part of a symmetrical pair with 1 Villas on the Heath, the internal planform and surviving historic fabric.

On the front elevation the windows will be replaced with the Histoglass mono Glass, as per the recommendation from the Conservation officer. This means that the appearance of the front elevation of the listed building will remain largely unchanged and is therefore acceptable.

On the rear and side elevations the windows are all more recent replacements, therefore there is no objection to the replacement of these windows. In this

case, a slim double glazing with integral glazing is proposed in designs to match the existing. The differences in appearance between single and double glazing will be minimal and no historic windows or glazing is lost. This is in accordance with HEAN 18 which was recently published by Historic England. The proposed works will leave the appearance of the building largely unchanged and are therefore acceptable from a design and heritage perspective.

The proposals seek to install better performing windows to the building. It is noted that a similar proposal was approved at 1 Villas on the Heath in 2022 (2021/5247/P and 2022/0176/L).

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s. 72 and s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Given the minor scope and scale of the proposed works, it is not considered that they would create any new impacts to neighbouring residential amenity with regards to loss of daylight/sunlight, outlook, or privacy.

The planning history of the site was taken into account when coming to this decision. No objections were received.

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 Hampstead Neighbourhood Plan 2018, 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 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 positioned above the printed name and title of the signatory.

Daniel Pope  
Chief Planning Officer