

Application ref: 2024/2505/P  
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Date: 7 August 2024

**Development Management**  
Regeneration and Planning  
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Mr Baruch Coutts  
12 Lyttelton Road  
1 Brownlow Court  
London  
N2 0EA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**65 Hillfield Court**  
**Belsize Avenue**  
**London**  
**NW3 4BG**

Proposal:

Replacement of single-glazed steel-framed traditional Crittall windows with double-glazed aluminium windows to the front (2 windows) and rear (5 windows) elevations.

Drawing Nos: Location Plan dated 18 June 2024, 65HC-FP1, 65HC-FE1, 65HC-RE1, 65HC-W1R1, 65HC-W2R2, 65HC-W3, 65HC-W4, 65HC-W5, 65HC-W6, 65HC-W7, 65HC-W01EX, 65HC-W02EX, 65HC-W03EX, 65HC-W04EX, 65HC-W05EX, 65HC-W06EX, 65HC-W07EX, Design and Access Statement Prepared by Baruch Coutts, June 2024

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 18 June 2024, 65HC-FP1, 65HC-FE1, 65HC-RE1, 65HC-W1R1, 65HC-W2R2, 65HC-W3, 65HC-W4, 65HC-W5, 65HC-W6, 65HC-W7, 65HC-W01EX, 65HC-W02EX, 65HC-W03EX, 65HC-W04EX, 65HC-W05EX, 65HC-W06EX, 65HC-W07EX, Design and Access Statement Prepared by Baruch Coutts, June 2024.

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.

Hillfield Court is a 1930's six-storey mansion block set around a communal courtyard. The building is not listed or recognised as making a positive contribution to the character and appearance of the Belsize Park Conservation Area of which it is part. Whilst the overall scale, form, design and layout of the building has remained largely unaltered, a significant number of the fenestration has been replaced. It is noted that, over time, steel-framed traditional Crittall has ceased to be the predominant material for window (and door) frames at the property and has been replaced by a combination of traditional Crittall, uPVC and aluminium materials which now form part of the existing character and appearance of fenestration at the property. The application site property is on the third floor of the mansion block.

The current single-glazed Crittall windows would be replaced with double-glazed aluminium units to improve the thermal efficiency of the property. The window openings would not be altered in terms of overall dimensions and the replacement units would have the same Crittall style fenestration and proportions as the original. The new doors/windows would be slimline aluminium finished in white gloss, similar to other new window units in the building. This is considered acceptable in design terms.

In terms of amenity to neighbours, the works are of minimal impact and there is no negative impact expected in terms of loss of light, outlook or overlooking.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the 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.

No objections were received prior making this decision and the CAAC confirmed they had no comment. The planning history of the site has been taken into account when coming to this decision.

As such, the proposal is in general accordance with policies 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](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-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', written in a cursive style.

Daniel Pope  
Chief Planning Officer