

Application ref: 2024/2501/P
Contact: Fast Track GG
Tel: 020 7974 4444
Email:
Date: 30 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
www.camden.gov.uk/planning

Fraher and Findlay
Unit 3, Mercy Terrace
Ladywell
London
SE13 7UX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
5 Cannon Place
London
NW3 1EH

Proposal: Insertion of a window and replacement of existing window with French doors on the lower ground floor level front elevation and insertion of a window on the 2nd floor level rear elevation.

Drawing Nos: PL-001; PL-002; PL-003; PL-004; PL-005; PL-006; PL-008; PL-009; PL-010; PL-011; PL-012a; PL-013a; PL-014a; PL-015a; PL-016a; PL-017; PL-018; PL-018a; PL-019a; PL-020a; PL-021a; Design and Access Statement dated 15th 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: PL-001; PL-002; PL-003; PL-004; PL-005; PL-006; PL-008; PL-009; PL-010; PL-011; PL-012a; PL-013a; PL-014a; PL-015a; PL-016a; PL-017; PL-018; PL-018a; PL-019a; PL-020a; PL-021a; Design and Access Statement dated 15th 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The property is a four storey detached late Victorian brick house forming a pair (with No. 3) of detached buildings. It is a positive contributor in the Hampstead Conservation Area Appraisal where both Nos. 3 and 5 are described as "detached houses with two storey double bays on the front elevation, an unusual pair".

Planning permission was granted on 13th August 2024 (2024/2656/P) for the "replacement of the existing windows with new triple-glazed timber framed windows to match, lowering of the sill level of the ground floor rear window to format a new garden access door, installation of air source heat pump unit to side alleyway, installation of PV panels to the south-facing internal double-pitched roof and new timber garden gate."

The proposal involves the insertion of a window and replacement of existing windows with French doors on the lower ground floor front elevation. This would be achieved by lowering the existing sill level. It also includes the insertion of a window on the second floor rear elevation, all of which with triple glazed timber framed units which would be consistent with the previous approval. The new windows and French doors would match the existing arrangement at the next door's property, No. 3.

The proposed windows and French doors are acceptable in terms of material, location and design. They would be sympathetic to and in keeping with the existing appearance of the host property in terms of the design, locations, proportions and materials, and would preserve the character and appearance of the building and Hampstead Conservation Area in which the property is located.

There would be some degree of increased thickness to the frames in order to accommodate the triple-glazed panes; however, in this instance, the use of suitably designed slim-line units is considered to be an appropriate and

sympathetic change which would preserve the character and appearance of the host building and surrounding area.

The windows and French doors would also improve the thermal performance of the building which is a material planning consideration.

The proposed window and French doors to the front would be partially screened by an existing brick boundary wall and would therefore have limited impact on the streetscape and the wider conservation area. Furthermore, owing to the location of the proposed window at the rear from neighbouring windows, the proposals would not cause harm in terms of overlooking.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Hampstead Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

As such, the proposal is in general accordance with policies A1, CC1, D1 and D2 of the Camden Local Plan 2017, policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2021; and the provisions of 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 2023.

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 typed name and title.

Daniel Pope
Chief Planning Officer