

Application ref: 2024/0893/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Email: Jaspreet.Chana@camden.gov.uk
Date: 4 September 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

Astrain Scheldt Architects
100A
Windsor Road
Forest Gate
London
E7 0RB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**The Pryors
Flat 56
East Heath Road
London
Camden
NW3 1BP**

Proposal:

Replacement of existing single glazed windows with double glazed units, replacement of existing single glazed rooflights with double glazed conservation rooflights and addition of four new rooflights

Drawing Nos: 2269-001 Rev A, 2269-002 Rev A, 2269-105 Rev A, 2269-106 Rev A, 2269-107 Rev A, 2269-110 Rev A, 2269-111 Rev A, 2269-012 Rev A, 2269-0120 Rev A, 2269-205 Rev A, 2269-206 Rev A, 2269-207 Rev A, 2269-210 Rev A, 2269-211 Rev A, 2269-212 Rev A, 2269-220 Rev A, 2269-221 Rev A, 2269-222 Rev A, Design & Conservation Statement January 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: 2269-001 Rev A, 2269-002 Rev A, 2269-105 Rev A, 2269-106 Rev A, 2269-107 Rev A, 2269-110 Rev A, 2269-111 Rev A, 2269-012 Rev A, 2269-0120 Rev A, 2269-205 Rev A, 2269-206 Rev A, 2269-207 Rev A, 2269-210 Rev A, 2269-211 Rev A, 2269-212 Rev A, 2269-220 Rev A, 2269-221 Rev A, 2269-222 Rev A, Design & Conservation Statement January 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:

The proposal involves replacing 10 existing single glazed casement windows, 3 single glazed sash windows and the external door onto the balcony with matching double glazed timber units and to remove any non-original secondary glazing. The proposed replacement windows are considered to be acceptable on environmental terms and respectful of the character of the host building and of the wider Hampstead Conservation Area. The new windows will match the existing units in materiality, design and colour and would include internal glazing bars which is considered acceptable.

Two existing rooflights (W1.2 & W1.3) are to be replaced and 4 new rooflights are to be added to the roof slope. Their form, size, positioning, and materiality are acceptable.

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

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 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 2013.

As such, the proposal is in general accordance with Policies A1, D1, and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018-2033. 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) 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.](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