

Application ref: 2024/3117/P
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Date: 11 September 2024

Development Management
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Stuart Henley & Partners
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High Street, Redbourn
St Albans
AL3 7LZ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 2nd Floor
23 Carlingford Road
London
NW3 1RY

Proposal: Installation of dormer window with double glazed windows on front roof slope.
Replacement of existing windows with double glazed units.

Drawing Nos: 5446_EX_01, 5446_EX_02a, 5446_EX_03a; 5446_PL_01,
5446_PL_02a; Window specification, Site Plan Red.

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

5446_EX_01, 5446_EX_02a, 5446_EX_03a; 5446_PL_01, 5446_PL_02a;
Window specification, Site Plan Red.

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 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018-2033.

Informative(s):

- 1 Reasons for granting permission.

The installation of a dormer window to the front roof slope is considered acceptable, as it matches the materiality of the host building, aligns with the fenestration below, and is of a suitable scale to read as subservient. The dormer is also of a similar size, scale, and design as recently approved front dormers elsewhere on Carlingford Road, thus will not harm the character of the wider Conservation Area. The dormer has also been approved recently under Planning permission 2024/0999/P dated 30/04/2024. The materials include double-glazed timber framed sash windows and tiles to match the roof which are considered acceptable for use on the historic building and within the wider Conservation Area.

The replacement of the windows to the front with double glazed timber framed units is considered acceptable and will preserve the character of building and conservation area.

Given the relatively minor scale and scope of the proposal, it is not considered that it would create any new impacts to neighbouring residential amenity with regards to loss of daylight/sunlight, 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 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 2013.

Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is below the de minimis threshold, meaning it does not impact an onsite priority habitat and impacts less than 25sqm of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of linear habitat.

As such, the proposed development 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 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).

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>.

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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer