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Application Ref: **2015/3650/P**  
Please ask for: **Fiona Davies**  
Telephone: 020 7974 **4034**

17 August 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**14 The Mount**  
**St. Helen's Cottage**  
**London**  
**NW3 6SZ**

#### **Proposal:**

Reconfiguration of windows on courtyard (west) elevation and replacement with new double glazed timber windows to match existing detailing.

Drawing Nos: 1502\_PL\_EX\_020, 1502\_PL\_EX\_010, 1502\_PL\_EX\_100,  
1502\_PL\_EX\_101, 1502\_PL\_EX\_200, 1502\_PL\_EX\_201, 1502\_PL\_EX\_202,  
1502\_PL\_100, 1502\_PL\_101, 1502\_PL\_200A and Design & Access Statement, June 2015.

The Council has considered your application and decided to grant permission subject to the following conditions:

#### **Conditions and Reasons:**

- 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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

1502\_PL\_EX\_020, 1502\_PL\_EX\_010, 1502\_PL\_EX\_100, 1502\_PL\_EX\_101, 1502\_PL\_EX\_200, 1502\_PL\_EX\_201, 1502\_PL\_EX\_202, 1502\_PL\_100, 1502\_PL\_101, 1502\_PL\_200A and Design & Access Statement, June 2015.

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informatives:

- 1 Reasons for granting permission.

The proposal is for the reconfiguration of windows on the courtyard (west) elevation at ground, 1st and 2nd floor level and their replacement with new double glazed timber windows to match the existing detailing. The application site is 14, The Mount which lies in the Hampstead Conservation Area in the east of the borough. The site is not listed but subject to an Article 4 Direction that limits permitted development rights on certain developments.

The reconfiguration of the windows is proposed to maximise daylight within the property. In design, new timber framed double-glazed sash and casement windows are proposed. The reconfigured replacement windows are considered acceptable as they have been designed to match the character of existing windows. The newly positioned windows will include brick arches above the windows to maintain this feature and continuity of design across the façade.

The elevation to be altered sits within a courtyard off the main street and does not form the principle elevation. By virtue of their design, materials and location, the works are considered to preserve the character and appearance of the host property and the Hampstead CA.

It is not considered that the proposal would materially increase opportunities to overlook adjoining occupiers or result in any significant loss of privacy or any other detrimental impact on neighbours' amenity.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to

this decision.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and the Fortune Green and West Hampstead Neighbourhood Plan. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
Director of Culture & Environment

