

Ms Maria Persak-Enefer
Ms Maria Persak-Enefer
67 Dale Green Road
London
N11 1DN

Application Ref: **2015/3677/P**
Please ask for: **Matthew Dempsey**
Telephone: 020 7974 **3862**

23 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 1
New End House
32 New End
London
NW3 1HT**

Proposal:

Replacement of rear window with door.

Drawing Nos: 344-03; 344-01; 344-02; 344-6; 344-04; 344-7; 344-05

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 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: 344-03; 344-01; 344-02; 344-6; 344-04; 344-7; 344-05

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

Informative(s):

- 1 The proposal seeks to lower an existing window sill of the rear ground floor level centre window to provide a doorway with access to the rear garden, retaining a window on either side of the new door. Although the property is within the Hampstead conservation area the works would not have a detrimental impact upon the conservation area. This is due in part to the design matching the existing materials and style, combined with the fact that the rear elevation is not visible from the public realm and is cloaked by the boundary wall of the property. Given the nature of the proposal and its alteration to an existing opening, no harm would arise in respect of overlooking.

No objections were received prior to making this decision. The planning history and relevant appeal decisions were taken into account when coming to this. Special attention has been paid to the desirability of preserving the character of the appearance of the conservation area, under s.72 of the planning (listed building and conservation area) Act 1990 as amended by the enterprise and regulatory reform Act 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, DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015; and paragraphs 14,17 and 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment