

Mrs Tina Roscoe  
Casson Conder Partnership Architects  
29A Thurloe Place  
London  
SW7 2HQ

Application Ref: **2016/3546/P**  
Please ask for: **Sarah Freeman**  
Telephone: 020 7974 **2437**

10 August 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:  
**24 Church Row**  
**London**  
**NW3 6UP**

Proposal: Replacement of non-original windows to rear elevation at ground and third floor levels.

Drawing Nos: Location Plan; Design & Access Statement supplied by Casson Conder Partnership Architects, dated June 2016; Heritage Statement supplied by Turley Heritage, dated June 2016; Services Statement supplied by Cu-Tec Building Services Design, dated 11/03/2016; 1164: -PL10, -PL11, -PL12, -PL13, -PL14, -PL15, -PL20, -PL21, -PL22, -PL23, -PL24, -PL25, -PL30, -PL31, -PL32, -PL33, -PL34; P2-M: -102, -103, -104, -105, -106, -107.

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 if in CA] 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: Location Plan; Design & Access Statement supplied by Casson Conder Partnership Architects, dated June 2016; Heritage Statement supplied by Turley Heritage, dated June 2016; Services Statement supplied by Cu-Tec Building Services Design, dated 11/03/2016; 1164: -PL10, -PL11, -PL12, -PL13, -PL14, -PL15, -PL20, -PL21, -PL22, -PL23, -PL24, -PL25, -PL30, -PL31, -PL32, -PL33, -PL34; P2-M: -102, -103, -104, -105, -106, -107.

#### Informative(s):

- 1 Reasons for granting permission.

The application site relates to a single-family dwelling house of three storeys with attic and basement. The property is a Grade II\* listed building dating from c.1720, which forms part of a terrace of listed buildings on the south side of Church Row most of which are of a similar date and character. The site falls within the Hampstead Conservation Area.

The proposed replacements of metal casement windows at basement level with traditional single glazing timber sash windows and metal sliding window at third floor level with a timber casement window will remove unsympathetic 20th century alterations, installing window units of an appropriate design and material. The proposals will preserve and enhance the character and appearance of the host building and the Hampstead Conservation Area and are therefore considered to be acceptable. The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

Public consultation was undertaken by placement of a press notice and site notice. No objections were received prior to making this decision and one letter of support was received from the owner / occupier of a neighbouring property. Historic England was consulted, whereby a response was received on 13/07/2016

authorising the London Borough of Camden to determine this application in accordance with national and local policy guidance and on the basis of its specialist conservation advice. The site's planning history was taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, and of preserving or enhancing the character or appearance of the Conservation Area, under s. 66 and s.72 of the 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 policy CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP24, DP25 and 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 2016, and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

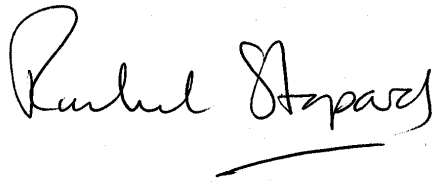
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 that reads "Rachel Stopard". The signature is fluid and cursive, with a horizontal line drawn underneath the name.

Rachel Stopard  
Executive Director Supporting Communities