

Sarah Wardlaw
Cousins & Cousins
Bedford House 125-133
Camden High Street London
NW1 7JR

Application Ref: **2016/4997/P**
Please ask for: **Nora-Andreea
Constantinescu**
Telephone: 020 7974 **5758**

29 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 7
18 East Heath Road
London
NW3 1AJ**

Proposal:

Various alterations to the roof and front gable including installation of 4 rooflights, creation of 4 new windows and installation of metal railing on the north and east elevations, reveal of a blocked window on the west elevation, replacement of ridge tiles and replacement of all third floor windows (Class C3).

Drawing Nos: 16014_P_000 Rev P2; 16014_P_100 Rev P2; 16014_P_101 Rev P2;
16014_P_200 Rev P2; 16014_P_201 Rev P2; 16014_P_202 Rev P2; 16014_P_203 Rev
P2; 16014_P_300 Rev P2.

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:

16014_P_000 Rev P2; 16014_P_100 Rev P2; 16014_P_101 Rev P2;
16014_P_200 Rev P2; 16014_P_201 Rev P2; 16014_P_202 Rev P2;
16014_P_203 Rev P2; 16014_P_300 Rev P2.

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 approved by this permission.

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.

Informative(s):

- 1 Reasons for granting permission:

The proposal involves the creation of 4 new windows to match the existing ones on the east and north facing gables looking towards Hampstead Heath, and would have a similar appearance to the adjacent windows and would be sized in proportion to the façade as a whole. The windows would be facing two balconies where new metal railings are proposed. The proposal has been revised and includes railings that match the ones existing at the floors below in order to preserve the character of the host dwelling. It is therefore considered that proposals would be in keeping with the character of the host building and conservation area and would not cause any harm to the neighbouring properties.

It is also proposed to reinstate an existing window currently blocked up to the west elevation. The new window would match the existing window and would not cause any harm to the neighbouring properties. In addition the existing PVC windows are proposed to be replaced with new double glazed traditional timber windows to have the same appearance, colour, size and design as existing. This would be considered acceptable.

The proposed development has been reduced from 6 to 4 rooflights in order to protect the host dwelling's appearance as seen from the crossroads of East Heath Road and Squire's Mount and further west of East Heath Road. The rooflights would be west facing towards the property at no 19 East Heat Road, and would be conservation area type flush with the roof slope. Due to their location and size they

are not considered to cause any significant harm to the appearance of the dwelling, streetscene or neighbouring properties.

In addition the proposal includes the replacement of ridge tile with ventilated ridge tile to match existing and a discrete continuous ventilation slot will be incorporated into the eaves. The existing roof finish would be retained and thermally upgraded with insulation, which is considered acceptable.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the 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.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 and CS14 and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24, DP25 and DP26. The proposed development also accords with The London Plan 2016 and National Planning Policy Framework 2012.

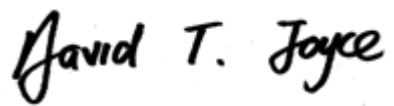
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Executive Director Supporting Communities