

Ms Nisha Vekaria  
Higgs Young Architects  
54 Boston Place  
London  
NW1 6ER  
United Kingdom

Application Ref: **2017/0778/P**Please ask for: **Nora-Andreea****Constantinescu**Telephone: 020 7974 **5758**

30 June 2017

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:

**135 Haverstock Hill  
London  
NW3 4RU**

Proposal:

Alterations to the building including replacement of all existing double glazed aluminium windows, doors and all existing balustrades, addition of 1x balustrade on sixth floor, and extension of existing chimney to residential block and new render of the top floor extension (Class C3).

Drawing Nos: HYA 15042 (P) 500; HYA 15042 (P) 201; HYA 15042 (P) 202; HYA 15042 (P) 203; HYA 15042 (P) 204; HYA 15042 (P) 205; HYA 15042 (P) 206; HYA 15042 (P) 207; HYA 15042 (P) 208; HYA 15042 (P) 209; HYA 15042 (P) 210 Rev A; HYA 15042 (P) 211 Rev A; HYA 15042 (P) 212 Rev A; HYA 15042 (P) 213 Rev A; HYA 15042 (P) 214 Rev A; HYA 15042 (P) 215 Rev A; HYA 15042 (P) 310 Rev B; HYA 15042 (P) 311 Rev B; HYA 15042 (P) 312 Rev B; HYA 15042 (P) 313 Rev B; HYA 15042 (P) 314 Rev B; HYA 15042 (P) 316; HYA 15042 (P) 317 Rev A; HYA 15042 (P) 318; HYA 15042 (P) 319; HYA 15042 (P) 320; HYA 15042 (P) 321; HYA 15042 (P) 322; HYA 15042 (P) 323; HYA 15042 (P) 324; HYA 15042 (P) 315 Rev A; Design and access statement Rev A dated May 2017.



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:

HYA 15042 (P) 500; HYA 15042 (P) 201; HYA 15042 (P) 202; HYA 15042 (P) 203; HYA 15042 (P) 204; HYA 15042 (P) 205; HYA 15042 (P) 206; HYA 15042 (P) 207; HYA 15042 (P) 208; HYA 15042 (P) 209; HYA 15042 (P) 210 Rev A; HYA 15042 (P) 211 Rev A; HYA 15042 (P) 212 Rev A; HYA 15042 (P) 213 Rev A; HYA 15042 (P) 214 Rev A; HYA 15042 (P) 215 Rev A; HYA 15042 (P) 310 Rev B; HYA 15042 (P) 311 Rev B; HYA 15042 (P) 312 Rev B; HYA 15042 (P) 313 Rev B; HYA 15042 (P) 314 Rev B; HYA 15042 (P) 316; HYA 15042 (P) 317 Rev A; HYA 15042 (P) 318; HYA 15042 (P) 319; HYA 15042 (P) 320; HYA 15042 (P) 321; HYA 15042 (P) 322; HYA 15042 (P) 323; HYA 15042 (P) 324; HYA 15042 (P) 315 Rev A; Design and access statement Rev A dated May 2017.

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

Informatives:

- 1 Reasons for granting permission:

The existing windows and doors are double glazed with aluminium frames and timber surrounds and would be replaced with new double glazed aluminium framed windows and doors, frame colour dark grey, RAL 7022. The openings would remain the same as existing and the frames would match as closely as possible to the existing. Some of the replacing windows such as Type 2, Type 3 and Type 4 have less window panes, however this is not considered to have significant impact on

the appearance of the host property, streetscene or wider conservation area.

All existing metal balustrades would be replaced with frameless glass balustrade which will be attached to the existing brick parapet walls. On the sixth floor the existing balustrade extends partially around the terrace. The proposal includes the new glass balustrade to extend around the whole top floor, in order to comply with building regulations.

Planning permission was granted on 3rd of June 2016 for the erection of the 6th floor extension under application ref no 2016/1559/, and its implementation is close to be finalised. The proposal includes rendering the top extension grey colour, RAL 7022, which would match the proposed window frames. It is considered that the proposed render at the 6th floor would not harm the character and appearance of the host building or streetscene.

The proposal includes the extension of the existing chimney located on the north-east flank wall with the same brick as existing. This would create a working fireplace in line with current building regulations. The proposed height of the chimney will not exceed the top of the lift shaft, which is considered acceptable and would not harm the overall appearance of the host building, streetscene or wider conservation area.

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.

The proposals due to their location and type of development are not considered to cause harm to the amenity of neighbouring residents with respect to light, privacy or outlook.

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 A1, D1 and D2 of Camden Local Plan Submission Draft, 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

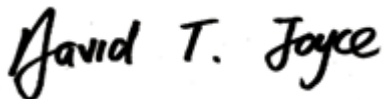
heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (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, slightly slanted style.

David Joyce  
Director of Regeneration and Planning