

Mr Oliver Cooke
Cooke Fawcett Ltd
1-2 Herbal Hill
London
EC1R 5EF

Application Ref: **2017/3531/P**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

14 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
Rose Cottage
Vale of Health
London
NW3 1AX

Proposal: Replacement of existing casement window to south-east elevation with double glazed French doors; replacement of existing rear door with new double glazed door.

Drawing Nos: Site Location Plan CF-DR-135-1-0050-A; CF-DR-135-1-0025-A; CF-DR-135-1-0100-D; CF-DR-135-1-0500-D; CF-DR-135-1-0600-D; CF-DR-135-1-1100-E; CF-DR-135-1-1500-C; CF-DR-135-1-1600-C; CF-SCH-135-800; Design and Access Statement prepared by Cooke Fawcett Architects, dated 08/09/17.

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 D1 and D2 if in CA of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan CF-DR-135-1-0050-A; CF-DR-135-1-0025-A; CF-DR-135-1-0100-D; CF-DR-135-1-0500-D; CF-DR-135-1-0600-D; CF-DR-135-1-1100-E; CF-DR-135-1-1500-C; CF-DR-135-1-1600-C; CF-SCH-135-800; Design and Access Statement prepared by Cooke Fawcett Architects, dated 08/09/17.

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

Informative(s):

- 1 Reasons for granting permission.

Rose Cottage is an early 19th century Grade II listed building located on the Vale of Health within the Hampstead Conservation Area.

The proposed replacement of an existing casement window to the south-east elevation with double glazed French doors and replacement of the existing rear door with new double glazed door are minor alterations that do not have an impact on the character and appearance of the Hampstead Conservation Area. The proposals are considered to be acceptable and to preserve the conservation area's character and appearance.

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. 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 (ERR) 2013.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with The

London Plan March 2016, and the National Planning Policy Framework 2012.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

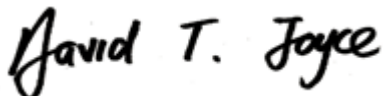
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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