

Mr David Rieser
Scenario Architecture
10A Branch Place
London
N1 5PH UK

Application Ref: **2017/4517/P**
Please ask for: **Sofie Fieldsend**
Telephone: 020 7974

25 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
33 Canfield Gardens
London
NW6 3JP

Proposal:
Replacement front and rear windows. Replacement of rear door and windows with folding doors at lower ground level. Alterations to front garden.
Drawing Nos: LO-A-02, EX-A1.01, EX-A1.02, EX-A1.03, EX-A1.04, EX-A1.05, EX-A1.06, EX-A2.01, PR-A1.01, PR-A1.02, PR-A1.03, PR-A1.04, PR-A1.05, PR-A1.06, 20401, 20701, 20702, 20703 and site location plan.

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 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 LO-A-02, EX-A1.01, EX-A1.02, EX-A1.03, EX-A1.04, EX-A1.05, EX-A1.06, EX-A2.01, PR-A1.01, PR-A1.02, PR-A1.03, PR-A1.04, PR-A1.05, PR-A1.06, 20401, 20701, 20702, 20703 and site location plan.

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

Informative(s):

- 1 Reasons for granting permission:

The proposal will replace single glazed timber sash windows on the front and rear elevations with double glazed timber sash windows. The replacement windows would match the siting, scale and design of the existing windows. The traditional glazing pattern would be replicated for the 6 over 2 sash window on the front elevation at lower ground floor level and would therefore accord with the Swiss Cottage Conservation Area Design Guide. The rear door and two windows at lower ground level would be replaced with a set of full height folding doors. Given its siting to the rear with limited views it is considered to be an acceptable alteration. As such, the proposed windows and replacement rear door is considered not to alter the character or appearance of the building or detract from the wider South Hampstead Conservation Area, and would be acceptable.

As the replacement windows will match the siting and scale of the existing windows and as the replacement rear door will have the same outlook as the windows that it will replace, there are no amenity concerns to any adjoining residential occupiers in terms of loss of natural light, outlook, enclosure or privacy.

The proposed alterations to the front garden are considered to be minor and would not cause harm to the host property or the setting of the conservation or impact on the amenity of neighbouring occupiers.

The site's planning history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the South Hampstead Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

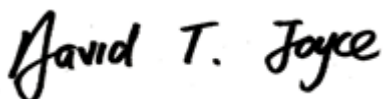
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



David Joyce
Director of Regeneration and Planning