

Ms Noelle Hughes
Noelle Hughes Architect
30 Quemerford Road
London
N7 9SG

Application Ref: **2017/5377/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

30 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
3 Prince Arthur Mews
London
NW3 1RD

Proposal: Replacement of existing no.3 single glazed windows and single glazed roof (aluminium and timber framed) with double glazed aluminium framed windows and roof glazing.

Drawing Nos: PP/200, PP/201, PP/202, PP/203, Design and Access Statement.

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 policies 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: PP/200, PP/201, PP/202, PP/203.

Reason:

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

Informative(s):

- 1 The application relates to an end of terrace single dwellinghouse off Perrin's Lane within the Hampstead Conservation Area. The proposal seeks to replace roof glazing, a first floor window on the north west elevation and two windows on the South Eastern elevation of the building. The proposed glazed would utilise the existing openings and would not increase the size beyond existing. The building is contemporary in style with white single glazed aluminium units, and the proposed double glazed units would reflect the existing in terms of materials and character.

The proposed replacement glazing is considered to preserve and enhance the character and appearance of this part of the conservation area, and would be sympathetic to the design of the host building. The development would not impact the amenity of neighbours. The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1, D1 and D2. The proposed development also accords with 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

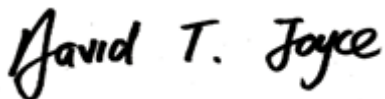
heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. 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

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