

Application ref: 2017/6701/P
Contact: Stuart Clapham
Tel: 020 7974 3688
Date: 23 February 2018

Development Management
Regeneration and Planning
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Brandcraft
202 Alexandra Park Road
London
N22 7UQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
117 Haverstock Hill
London
NW3 4RS

Proposal: Replacement of front and rear windows at ground, first and second floor level.
Installation of side boundary fences.

Drawing Nos: Location plan: HH/01; Proposed: HH/08, HH/04, HH/05, HH/02.2 Rev A, HH/03.2 Rev A, HH/06.2 Rev A; Existing: HH/07.1 Rev A, HH/02.1 Rev A, HH/03.1 Rev A, HH/06.1 Rev A; 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 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: Location plan: HH/01; Proposed: HH/08, HH/04, HH/05, HH/02.2 Rev A, HH/03.2 Rev A, HH/06.2 Rev A; Existing: HH/07.1 Rev A. HH/02.1 Rev A, HH/03.1 Rev A, HH/06.1 Rev A; Design and Access Statement

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

Informative(s):

- 1 Reasons for granting permission.

The application includes the replacement of the existing timber framed door and windows to the front, side and rear elevations of the building with aluminium double-glazed units with identical glazing bars and a similar colour to the originals. While the building is in a conservation area and aluminium frames would generally be resisted, the site itself is a modern building which is not a positive contributor to the character of the Conservation Area, and the replacement windows would match those installed on the recently constructed third and fourth storeys of the building. As such, the replacement windows are considered acceptable in this context.

The application includes erection of a boundary fence constructed of 1.8m timber panels along the boundaries with 113-115 and 119. The new fences would be of an acceptable size, design and materials for the context and, following the revision of the application to remove the front fence and security gates, are considered not to harm the open gardens which characterise this area of the Belsize Park Conservation Area.

No objections have been received. The site's planning history was also taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and 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

As such, the proposed development is in general accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017. The development also accords with Belsize Park Conservation Area Statement as well as 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).

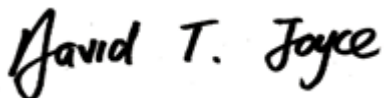
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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