

Application ref: 2017/7042/P
Contact: Tony Young
Tel: 020 7974 2687
Date: 3 May 2018

Development Management
Regeneration and Planning
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Mr Toby Salmon
Flat 2
73 Parliament Hill
LONDON
NW3 2TH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat 2
73 Parliament Hill
LONDON
NW3 2TH

Proposal: Replacement of first floor rear window with timber framed French doors.

Drawing Nos: (PH/-)P.01 rev A, P.02 rev B, P.03, P.04 rev C, P.05.

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 The approved doors shall provide access out onto a flat roof area for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in

accordance with the requirements of policy A1 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: (PH/-)P.01 rev A, P.02 rev B, P.03, P.04 rev C, P.05.

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

- 4 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.

Informative(s):

- 1 Reasons for granting permission:

White, timber framed French doors are proposed to replace an existing 1st floor rear window for the sole intention of providing access for maintenance purposes to a flat roof space that has been approved (ref. 2015/5907/P) and is in the process of being built. The proposed works would involve lowering the window cill by approximately 0.6m in order to enlarge the opening, the width remaining unchanged.

While there is no established window pattern at the rear of the host building or neighbouring properties given the irregular arrangement, dimensions and style of existing windows, it is considered that the proposed doors would relate well with the 2nd floor windows above and vertical building lines by virtue of the unchanged position and width of the opening, as well as, the use of matching materials and colour. The lower part of the doors would also be hidden to some degree by a low roof parapet so further minimising the visual impact of the alteration, especially given the limited and distance views of the property at the rear.

Overall, the proposal is considered to be a modest and appropriate alteration within the context of the age and style of the host building and neighbouring properties, and in keeping with the character and appearance of the South Hill Park Conservation Area, and as such, would be acceptable.

There are no amenity concerns in terms of loss of privacy or overlooking to neighbouring properties given that the proposed doors would replace an existing window, and in particular because the doors will only be used to access a flat roof for maintenance purposes, so limiting the frequency and duration of access to this external space. A condition has been added to ensure that this will be the case.

The site's planning and appeals 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 Hill Park 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, policies DH1 and DH2 of the Hampstead Neighbourhood Plan (Submission Draft 2017), London Plan 2016, and National Planning Policy Framework 2012.

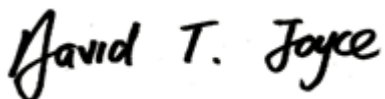
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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