

Application ref: 2018/0444/P  
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**Development Management**  
Regeneration and Planning  
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The Vawdrey House  
42 College Road  
Haywards Heath  
RH16 1QR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**62 Fairhazel Gardens  
LONDON  
NW6 3SL**

Proposal: Replacement of existing timber framed windows and doors timber framed double glazed windows and door to front and rear at upper and lower ground floor, removal of porch render, rebuilding of front boundary treatment and associated hard landscaping to dwelling (Class C3).

Drawing Nos: Design and Access Statement RevB (16/07/2018); [62FG-PL-] 00 RevB, 10 RevD, 20 RevD, 21 RevC, 22 RevB, 23 RevB, 30 RevB.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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. In particular, the pointing of the new front boundary treatment is to be flush to retain the traditional pointing method. 'Weather' pointings are not to be used.

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: Design and Access Statement RevB (16/07/2018); [62FG-PL-] 00 RevB, 10 RevD, 20 RevD, 21 RevC, 22 RevB, 23 RevB, 30 RevB.

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

#### Informatives:

- 1 Reasons for granting permission.

The proposal is seeking to replace and alterations to the existing timber fenestration with similar timber frame casement double glazed windows and French doors, rebuilding of the front boundary treatment and the addition of a boiler flue onto the lightwell outbuilding.

The current single glazed casement windows within the front upper ground floor bay contain timber spandrel panels at the bottom. These are to be removed. The replacement windows would therefore see the original full length - within the opening - re-instated, and double glazed. These alterations, however, would not interfere with the above stain glass fan lights that are to be left untouched - being original feature.

The basement window in the front lightwell and the rear timber door are to be replaced with timber frame and double glazed French doors. The width of the existing openings would not be affected by the alterations. In the case of the proposed front lightwell French doors, the cill is to be demolished and the existing metal security bars are to be removed to enable the installation of the new doors. Being both located at basement level and not visible from the public realm, the alterations will have a minimal impact on the amenity as well as on the appearance of the host building.

The existing front boundary wall is showing signs of disrepairs with the left hand side piers looking unstable. The rebuilding of the boundary treatment is therefore justified. The current brick boundary wall is clearly the result of a previous replacement that has seen the loss of the historical Roman 'I' embossed details that is adorning many boundary treatments up and down Fairhazel Gardens. The proposal would see this original design and details re-instated - with the use traditional red stock-bricks - enhancing the architectural merit of the host and adjacent properties. The front garden and steps are also to be repaved with stone flags. A small boiler flue is to be added on the front elevation of the existing outbuilding within the front lightwell. This is a discreet alterations that will be barely

visible from the street. The render around the porch arch on the front facade at ground floor level is to be removed and the original brickwork underneath restored.

Some revisions were sought to the original proposal were the height increase of the flat roof of the outbuilding within the front lightwell was proposed. This was considered to be unacceptable on the grounds that the structure was not an original feature, and that the height increase would introduce or, at the very least, be a stepping stone towards introducing an habitable space within the front lightwell that could set a precedent. This was therefore removed from the application. The boiler flue was also to be added onto the flat roof. This was also considered to be unacceptable. This was therefore relocated onto the front elevation of the outbuilding, in a more discreet location.

The rebuilding of the front boundary treatment was to match the existing red brick boundary wall. The re-instating of the original Roman 'I' embossed details was requested (see above for assessment).

The proposal is therefore considered to be acceptable in terms of size, design, location and materials to be used. It would preserve and enhance to character and appearance of the host and adjacent buildings, the conservation area and the streetscapes.

- 2 The site's planning and appeal history has been taken into account when coming to this decision. No comments were received following the statutory consultations.

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

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

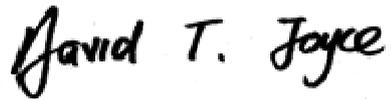
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 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