

Application ref: 2018/2215/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 30 July 2018

Development Management
Regeneration and Planning
London Borough of Camden
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DVM Architects Ltd
4A Murray Street
London
NW1 9RE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat A 6-7 East Heath Road
London
NW3 1BN**

Proposal: Installation of casement windows for part enclosure of existing first floor terrace to the flank (south) and rear elevation.

Drawing Nos: 1923-01, 1923-02, 1923-03, 1923-04, 1923-05, 1923-06, 1923-07, 1923-08 and Design and Access Statement dated 11.05.2018..

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: 1923-01, 1923-02, 1923-03, 1923-04, 1923-05, 1923-06, 1923-07, 1923-08 and Design and Access Statement dated 11.05.2018.

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

Informative(s):

- 1 Reasons for granting permission.

The proposal seeks to install a new window within the existing timber surround to the side and rear terrace area at first floor level. Approximately 9sqm of the 25sqm terrace would be infilled and it proposed to install a timber door for access to the proposed dining room. The terrace would be partially infilled with timber casement window with glazing bar and would be similar in design and appearance with the host building and maintain the traditional design and material used with the neighbouring properties.

The Council's Conservation Officer raised no objection to the design and appearance. It is considered that the minor nature of the proposed work would preserve the character and appearance of the host building and Hampstead Conservation Area.

Due to the application area as a roof terrace with seating area, the proposal would not exacerbate existing levels of loss of privacy and overlooking with the adjacent properties. Moreover, the proposal would not detrimental impact with light pollution given the neighbouring property set back and is considered acceptable.

No objections were received prior to making this decision. The planning history of the site and surrounding area were 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 and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017. 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).

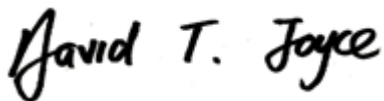
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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