

Application ref: 2018/0566/P
Contact: Emily Whittredge
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Date: 18 September 2018

Development Management
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Mr Martin Kolar
Flat 5 Merlin House
Oak Hill Park
London
NW3 7LJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 5 Merlin House
Oak Hill Park
London
NW3 7LJ

Proposal:

Replacement of existing single glazed windows with doubled glazed windows at third floor level.

Drawing Nos: 244/01, 244/02, 244/10, 244/20, 244/21, 244/22, 244/23, 244/31B, 244/32B, 244/34B, 244/WS, Quotation.

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: 244/01, 244/02, 244/10, 244/20, 244/21, 244/22, 244/23, 244/31B, 244/32B, 244/34B, 244/WS.

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

Informative(s):

- 1 Reasons for granting permission:

The proposal relates to a third floor flat in Merlin House, a post-war residential block within the Hampstead Conservation Area. The proposal affects all windows and doors associated with the flat on the north, east and west elevations at third floor level.

The application seeks to replace the existing single glazed aluminium windows with white double glazed units in a style similar to the existing. The existing doors would be replaced with hardwood units in a brown finish, a colour that appears on doors elsewhere on the building and is true to the original design.

The replacement doors and windows would be materially identical in appearance to the originals, being sympathetic in design, pattern, colour and materials to the host building. As such, the proposed development would preserve the character and appearance of the building and this part of the Hampstead conservation area.

The proposed development would not harm the character or appearance of the building and would not result in a loss of privacy or outlook to any adjoining occupiers.

The Hampstead CAAC raised objection to a previous version of the drawings that showed minor changes from the original window design, but the plans have been revised so that the replacement windows would be the same. The planning and appeal history of the site has been taken into account when coming to this decision. There have been recent similar approvals for new windows at other flats at Merlin House.

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 (ERR) 2013.

The proposed development is in general accordance with the London Borough of Camden Local Plan, 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 2018.

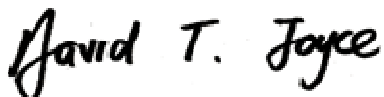
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Director of Regeneration and Planning