

Application ref: 2018/3931/P
Contact: Patrick Marfleet
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Date: 18 December 2018

Development Management
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Miss Alex Reichardt
Kia Designs1
Wework Spitalfields
1 Primrose Street
EC2A 2EX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

New End Cottage
Streatley Place
London
NW3 1HU

Proposal: Alterations to front and rear fenestration including replacement of existing doors and windows with double glazed timber fittings, installation of 2 x rooflights, replacement skylight at first floor level and replacement front door.

Drawing Nos: A400, A500, Proposed FF V1, Window and doors spec

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.

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: A400, A500, Proposed FF V1, Window and doors spec.

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

Informative(s):

- 1 Reasons for granting permission.

The current proposal seeks to replace all of the existing windows at the property with double glazed timber sash fittings. Officers raise no objection to double-glazing given that the replacement windows would be six over six timber sash windows that match the scale, design, fabric and proportions of the existing windows at the site.

Similarly, the conversion of a ground floor rear window into a doorway, widening of the door to the existing first floor terrace area, replacement of the sloping rooflight with a walk on rooflight and replacement front door, are all considered acceptable in terms of their impact on the character and proportions of the host building and would not harm the appearance of the surrounding conservation area. Furthermore, the proposed rear rooflights would be flush fitting, conservation type fittings and are considered acceptable in terms of their impact on the host building and surrounding area

The proposed alterations are not considered to cause any harm to the amenity of neighbouring properties in terms of loss of light, outlook or privacy

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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 proposal is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016, Policies DH1 and DH2 of the Hampstead Neighbourhood 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).

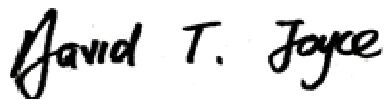
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 paragraph 38 of the National Planning Policy Framework 2018.

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 style with a large initial 'D'.

David Joyce
Director of Regeneration and Planning