

Application ref: 2019/0419/P
Contact: Tony Young
Tel: 020 7974 2687
Date: 20 March 2019

Development Management
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Astrain Studio
Main Yard Studios - 2nd Floor
90 Wallis Road
E9 5LN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 24
The Pryors
East Heath Road
London
NW3 1BS

Proposal:

Replacement of 8 single glazed timber front windows at 3rd floor level with double glazed like-for-like windows.

Drawing Nos: (1817-00-)001A, 101A, EX201A, EX211A, EX212A, 211A (existing front elevation), 211A (proposed window details), 221A; Design and conservation statement from Astrain Studio dated 16/01/2019.

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: (1817-00-)001A, 101A, EX201A, EX211A, EX212A, 211A (existing front elevation), 211A (proposed window details), 221A; Design and conservation statement from Astrain Studio dated 16/01/2019.

Reason:

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

- 4 All new windows shall be of timber joinery, 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 planning permission:

The proposal seeks to replace 8 single glazed timber framed front windows at 3rd floor level with double glazed like-for-like windows that would match as closely as possible the existing windows in terms of materials, colour, frame sizes, design, opening methods and proportions.

There would be some degree of increased thickness to the glazing bars in order to accommodate the double glazing panes; however, in this instance, the use of suitably designed slim units is considered to be an appropriate and sensitive change unlikely to alter or detract from the character and appearance of the host building or the wider Hampstead Conservation Area and Hampstead Neighbourhood Area, and as such, would be acceptable. Non-original secondary glazing would be removed as part of the proposed replacement.

It is also noted that there have been several approvals in recent years to carry out similar proposals at the property, the most recent being at Flat 3 dated 10/04/2018 (2018/0856/P).

There are no amenity concerns as a result of these proposals in terms of loss of privacy or overlooking to neighbouring properties as the proposed windows would replace existing windows.

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 Hampstead 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 proposal 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 2018, the London Plan 2016, and the National Planning Policy Framework 2018.

- 2 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.
- 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).

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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer