

Application ref: 2019/1341/P
Contact: Matthew Dempsey
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Date: 29 May 2019

Development Management
Regeneration and Planning
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Cubit Consulting
19 Hayward's Place
London
EC1R 0EH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 5
33 Compayne Gardens
London
NW6 3DD

Proposal: Installation of; 1 x timber framed double glazed window to side elevation, and; 1x timber framed 3 leaf double glazed bi-fold doors to rear elevation of top floor flat in existing openings.

Drawing Nos: Site Location Plan 001, 002, 003, 004, 005, 006, 007, 008, 009.

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: Site Location Plan 001, 002, 003, 004, 005, 006, 007, 008, 009.

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

Informative(s):

- 1 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).
- 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 Reasons for granting permission.

The proposal to replace the existing timber framed single glazed terrace doors and windows to the rear at roof level is considered acceptable, as the new timber framed three leaf bi-fold double glazed doors will match the existing material and colour (anthracite grey). Following development, any alterations will not be noticeable from the public realm, given the position to the rear.

The proposal to replace the existing single glazed timber framed window to the side elevation is also considered acceptable, as the new window here will match the existing style, material and colour (dark brown). The only discernible difference will be the addition of double glazed windows, and a slight adjustment to the position of the central mullion, in order to aid access, as this opening is also a fire escape, but this alteration will be hardly noticeable from the public realm. The proposed window shall have frosted glazing to match the existing arrangement. No new openings are proposed.

The proposal is considered to preserve the character and appearance of the host building, the street scene and of the wider conservation area. The alterations are not considered to harm the amenity of any neighbouring

properties.

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. No objections have been received. The sites planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017 & Hampstead Conservation Area Statement (2001). The proposed development also accords with the London Plan 2016 and the NPPF 2019.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer