

Application ref: 2019/4194/P
Contact: John Diver
Tel: 020 7974 6368
Date: 15 October 2019

Development Management
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Mrs Jessica Tschirdewahn
Flat D 20 East Heath Road
London
NW3 1AJ
GB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Flat D
20 East Heath Road
London
NW3 1AJ

Proposal:

Submission of window, entablatures and rooflight details, as required by condition 4 parts (a), (b) and (f) of planning permission 2018/2170/P (dated 14/08/18) for the 'Roof alterations including addition of new brick side gable and side dormer window, installation of no. 4 rooflights and alterations to existing side dormer and windows'

Drawing Nos: W-01 ref F, W-02 ref F, W-03 ref F, W-04 ref F, W-05 ref F, W-06 ref F, W-07 ref F, W-08 ref F, W-09 ref F, W-10 ref F, W-11 ref F, W-12 ref F, W-13 ref F;
Velux rooflight specification document (recessed flashing and optional glazing bar);
Application response letter (received 09.10.19)

Informative(s):

1 Reason for granting permission-

The full impact of the extent of the proposed development has been previously assessed. Full details of the replacement windows and doors, brick enrichment detailing and rooflights have been submitted in support of the application. Following a request from the Council's conservation officers, additional details

were also provided to confirm that rooflights would remain of conservation style and that brick enrichment detailing would match that of the front gable. Section details of all windows and doors were also provided to give officers confidence that astragal bars would be suitably detailed to enhance the character of the property. Conservation officers now confirm that the details are sufficient to discharge conditions 4a, 4b and 4f.

The proposed details would not have a harmful impact on neighbouring amenity. The planning history of the site has been taken into account when coming to this decision. No comments / responses have been received in relation to the proposed development. 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 Hampstead Conservation Area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies D1 and D2 of the London Borough of Camden Local Plan and policies DH1 and DH2 of the Hampstead Neighbourhood Plan (2018). The proposed development also accords with the London Plan 2016, the New London Plan 2019 (Consolidated Suggested Changes Version) and the National Planning Policy Framework 2019

- 2 You are reminded that condition 4c, 4d and 4e of planning permission 2018/2170/P dated 14/08/2019 remain outstanding and require details to be submitted and approved.

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