

Application ref: 2019/3586/P  
Contact: Nora-Andreea Constantinescu  
Tel: 020 7974 5758  
Date: 11 December 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Nicholas Taylor & Associates  
46 James Street  
London  
W1U 1EZ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**23 Hampstead Hill Gardens**  
**London**  
**NW3 2PJ**

Proposal:

Alterations at basement level both front and rear elevations to fenestration and openings, and replacement of window with doors, in relation to flat at basement and ground floor levels

Drawing Nos: Site plan 101; 0001-F; 0002-D; Lower Ground Layout Existing (Shell & Core) and Proposed; Side elevation - Existing Door; Side elevation - New Door; Shell & Core - Lower Ground Floor Plan Section A (Existing and proposed terrace); HHG-01 Existing; HHG-01 Proposed; J-023.

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 policies 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 plan 101; 0001-F; 0002-D; Lower Ground Layout Existing (Shell & Core) and Proposed; Side elevation - Existing Door; Side elevation - New Door; Shell & Core - Lower Ground Floor Plan Section A (Existing and proposed terrace); HHG-01 Existing; HHG-01 Proposed; J-023.

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

#### Informative(s):

- 1 Reasons for granting permission:

The proposal includes alterations to rear, front and side of the building at lower ground and ground floor level. At front lower ground floor level, it is proposed to replace the existing windows with new double glazed timber sash windows, with four panes at the upper part of the window, enlarge an existing one and introduce a new window to match the others. The existing door and side window are proposed to be replaced by one timber door. All alterations proposed would preserve the appearance of the building which is considered acceptable.

At the same level to the rear, it is proposed to remove garden soil which abuts the rear elevation. The ground level drops in the rear garden by 0.9m and the proposal would bring the area adjacent to the rear elevation to the same level. Given its location and relation to the host building and garden area, the removal of the soil in this location would be acceptable.

Furthermore, it is proposed to replace the existing large window to the rear with French doors, retaining the same opening and replace an existing window with a door. All windows and doors would be timber and would preserve the style and proportions of existing window details.

At ground level, the access for both flats in the building is through one door along the southern side of the building. It is proposed to remove the existing door and adjacent window and replace it with two separated doors to provide access for each flat. The doors would be timber, one with two panes of window and one solid. Views from the streetscene to these doors would be limited due to their location and forward projection of adjacent building at no. 25 Hampstead Road.

Overall, the proposals would preserve the character and appearance of the

host building, streetscene and wider Hampstead Conservation area. 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 2013.

Due to the proposals nature, location and detailed design, it is considered that no harm would be caused to the amenity of the neighbouring occupiers.

No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2016.

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)


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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 'DP', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer