

Application ref: 2019/4142/P
Contact: Jaspreet Chana
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Date: 18 December 2019

Development Management
Regeneration and Planning
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2PM Architects
124 Boundary Road
London
NW8 0RH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**1 White Bear Place
London
NW3 1LR**

Proposal: Replacement windows and doors

Drawing Nos: 00101 Rev 01, 10102 Rev 01, GF 00201Rev 01, 01 00201Rev 01 , RF 00201 Rev 01, GF 10201 Rev 01, 01 10201Rev 01, RF 10201 Rev 01, 00301 Rev 01, 00302 Rev 01, 10301 Rev 03, 10302 Rev 03, 00401 Rev 01, 00402 Rev 01, 10401 Rev 03, 10402 Rev 04, Design & Access and Heritage Statement.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 00101 Rev 01, 10102 Rev 01, GF 00201Rev 01, 01 00201Rev 01 , RF 00201 Rev 01, GF 10201 Rev 01, 01 10201Rev 01, RF 10201 Rev 01, 00301 Rev 01, 00302 Rev 01, 10301 Rev 03, 10302 Rev 03, 00401 Rev 01, 00402 Rev 01, 10401 Rev 03, 10402 Rev 04, Design & Access and Heritage Statement.

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission:

The subject property is modern L shaped dwelling where all its openings face towards its central courtyard/garden area due to its orientation within the plot. The current proposal seeks to modernise the currently layout of the home and by doing so it will replace the existing ground and first floor doors and windows with crittal style windows and doors with dark metal frames.

The replacement windows and doors would be inserted into the existing openings and only the first floor windows and doors would be slightly altered to accommodate larger openings to allow for more light into the upper rooms as the property is not dual aspect.

The replacement windows and doors are considered to be sympathetic to the subject building. Officers did negotiate design change of the openings to a more consistent design of window and door openings and smaller openings to be placed at first floor so that the elevation would have a more balanced appearance; with larger openings on the ground floor, this was taken on board and amended plans were submitted. The subject dwelling is set back from the street level and only the first floor would be seen from long views. As the first floor openings were amended to become smaller it is not considered they would be detrimental to the subject dwelling or the surrounding conservation area. The current balustrade to the first floor doors would be left as existing. The proposed changes will be modest in nature and are considered acceptable in this context.

The proposed changes are considered acceptable in terms of amenity. The revised windows do not cause loss of privacy or daylight/sunlight as they replace existing windows.

No objections have been raised in relation to the works. The application sites planning history was taken into account when coming to this decision.

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.

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 proposed development also accords with the policies of Hampstead Neighbourhood Plan DH1 and DH2, London plan 2016, and the National Planning Policy Framework 2019.

- 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 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer