

Application ref: 2019/5799/P
Contact: Tony Young
Tel: 020 7974 2687
Date: 18 March 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr Julien Le Gall
Flat 3
8 Parliament Hill
LONDON
NW3 2SY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 3
8 Parliament Hill
London
NW3 2SY

Proposal:

Replacement of single glazed timber rear window at 3rd floor level with double-glazed timber window (retrospective).

Drawing Nos: Site location plan; Existing and proposed rear elevations (with and without fence); Proposed window elevation & section (with and without dimensions); Window specification details; Photographs and details; Glass dimensions.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 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, and policies DH1 and DH2

of the Hampstead Neighbourhood Plan 2018.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; Existing and proposed rear elevations (with and without fence); Proposed window elevation & section (with and without dimensions); Window specification details; Photographs and details; Glass dimensions.

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

Informative(s):

- 1 Reasons for granting planning permission:

Permission is sought for works that have already taken place to replace a single glazed timber rear window at 3rd floor level with a double-glazed timber window of similar material, colour and proportions. Though the new window differs from the window it replaced in terms of the design and opening method, it is not dissimilar in this regard to other windows in neighbouring properties, including an adjacent window at no. 7 Parliament Hill.

It is recognised that there is some degree of increased thickness to the frame in order to accommodate the double glazed panes; however, in this instance, the use of suitably designed window units are considered to be an appropriate and a sensitive change that do not alter or detract from the character and appearance of the host building or the wider Hampstead Neighbourhood and South Hampstead Conservation Areas. As such, the proposal is considered to be acceptable.

Given the minor nature of the proposals and the fact that the new window replaced a window in the same location, the proposal does not raise any amenity concerns for neighbouring properties.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received in relation to the proposals.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the South Hill Park 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 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 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).

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer