

Application ref: 2020/1239/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 27 May 2020

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

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Pellings
Northside House
Mount Pleasant
Barnet
Herts
EN4 9EB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
3 Willoughby Road
London
NW3 1RP

Proposal: Replacement of existing single-glazed timber windows with new double-glazed timber windows to all elevations aside from stained-glass windows.

Drawing Nos: 203; 300; 301; 302; 303; 304; JS/DM/510.062; 523825/301432 and
Design and Access Statement Dated March 2020 ref:510.062.

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 203; 300; 301; 302; 303; 304; JS/DM/510.062; 523825/301432 and Design and Access Statement Dated March 2020 ref:510.062

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

- 4 The development hereby approved does not include the replacement of the existing stained glass glazing to the front and rear elevations at ground and first floor level, which shall be retained and protected during the works.

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 host building is a five storey Victorian property divided into 5 x self-contained flats. Planning permission is sought to replace the existing single glazed sash windows to the front, rear and side elevations with double glazed timber sash windows of the same appearance and size. The existing stained glass window frames to the front and rear would be retained and repaired. The proposed windows have been carefully designed to ensure close attention has been paid to maintaining the dimensions of the frames and general detailing.

The proposed stained glass windows located to the front and rear elevations at ground and first floor levels would be retained and the frames will be prepared and decorated, a condition is attached to ensure that the windows are retained and protected during the duration of the proposed works. The proposed windows would be similar additions to the existing timber framed windows within their setting and Officers consider the proposed design and appearance of the new windows would preserve the character and appearance of the host building, the street scene and the wider Hampstead Conservation Area.

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 conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The replacement windows would not have an impact on the amenity of adjoining properties as the proposal would replace existing windows and no additional window openings are proposed.

One comment was received and prior to determination and has been

addressed in the attached consultation summary. The site's planning history was taken into account when determining this application.

As such, the proposed development is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018 - 2033. The proposed development also accords with 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).
- 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 positioned above the printed name.

Daniel Pope
Chief Planning Officer