

Application ref: 2020/1590/P  
Contact: Rachel English  
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Date: 11 June 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Gauld Architecture Ltd  
110 Foundling Court  
Brunswick Centre  
London  
WC1N 1AN  
United Kingdom

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**Flat 5**  
**28 Well Walk**  
**London**  
**NW3 1LD**

Proposal:

Creation of dormer window in front roof slope, replacement of uPVC windows with timber windows in existing front dormer, replacement of uPVC window with timber window in existing rear dormer and installation of two small roof lights in rear roof slope

Drawing Nos: PL01, PL03, PL04, PL05, PL06, PL07, PL08, PL09, PL13A, PL14A, PL15A, PL16A, PL17, PL18A, PL19; Design & Access Statement (Our Ref: 2001)

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 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: PL01, PL03, PL04, PL05, PL06, PL07, PL08, PL09, PL13A, PL14A, PL15A, PL16A, PL17, PL18A, PL19

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

Informative(s):

- 1 Reasons for granting permission:

The proposed dormer window on the front roofslope would match the size and design of the existing dormer and would be positioned so as to achieve a symmetrical relationship. Following Officer advice, the proposals have been revised so that timber windows would be installed on the new and existing front dormer windows. These would be appropriate materials to ensure that the character and appearance of the host building and the surrounding Hampstead Conservation Area are preserved.

To the rear, a new timber window would be installed which would match the fenestration pattern of the existing uPVC windows on the other two rear dormer windows. Whilst they do not match in terms of materials, timber is considered a preferable material over uPVC which is strongly discouraged for both aesthetic and environmental reasons. Whilst the two proposed rooflights would be visible in long views along Christchurch Hill, they are considered to be relatively small additions to the rear roofslope and would be conservation style, installed flush in the roof. The proposals would not harm the character and appearance of the 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 location of the site, the proposed additional windows would not give rise to an adverse impact on the amenity of neighbouring residential occupiers in terms of loss of privacy.

One objection has been received and duly considered prior to 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 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. 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, 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.
- 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



Daniel Pope  
Chief Planning Officer