

Application ref: 2020/2194/P
Contact: Josh Lawlor
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Date: 29 July 2020

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

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planning@camden.gov.uk
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Robert Dye Architects
4 Ella Mews
Cressy Rd
London
NW3 2NH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
33 Hampstead Lane
Hornsey
London
N6 4RT

Proposal:

Alterations to fenestration on side and rear elevations, including replacement of existing rear bay windows and installation of new garden access staircase, plus other associated works

Drawing Nos: PA203-A, PA102-A, PA002A, PA001-A, PA003A, PA202-A, EX-201, EX202, EX005, EX102, EX002, EX003, EX004, EX001, EX00-OS Map

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- PA203-A, PA102-A, PA002A, PA001-A, PA003A, PA202-A, EX-201, EX202, EX005, EX102, EX002, EX003, EX004, EX001, EX00-OS Map

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

Informative(s):

- 1 Reasons for granting permission.

The originally proposed glazed box extension has been removed from the scheme. This extension was considered unacceptable as it would involve the loss of a bay window which is considered to hold some heritage value. The glass box extension would also appear unduly prominent in relation to the rear elevation given its location at upper ground floor.

The formation of three low level windows and the removal of two redundant doors and their associated access steps to the flank elevation would not harm the appearance of the building. The new windows would align with the window above. The use of brick lintels and stone cills from the door that is to be removed is welcomed. An upper level window on the flank elevation would have its cill dropped by four brick courses. The enlarged bottom section of the window would not be visible from the street given the presence of the existing side extension. The new windows would be timber framed to match the existing.

The two storey main bay has been unsuccessfully modified at upper ground floor, with discordant windows and geometry. The re-construction of the bay with the lines of the original is therefore welcomed. The proposed access from the ground floor to the garden through a set of French doors and stairs in the middle of the bay is likely to have been historically here. In association with this new access, the raised and redundant platform would be removed. The revised design of the stair in painted metal stair is sympathetic to the character and age of the building. The size of the windows of the other lower ground floor bay would also be enlarged and the replacement windows installed with a glazing bar pattern similar to the windows on the top half of the bay.

Overall the alterations are considered appropriate and acceptable to the character and appearance of the host building and 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.

The proposal would not give rise to amenity concerns in terms of loss of light, outlook or privacy.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were 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 Camden Local Plan 2017 and policies DH1 and DH2 of the Highgate Neighbourhood Plan 2017. The proposed development also accords with The London Plan March 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 written over a light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment