

Application ref: 2020/3129/P
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Date: 5 October 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
www.camden.gov.uk/planning

Vorbild Architecture Limited
Unit 107, 33 Parkway
London
NW1 7PN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
2 St Crispin's Close
London
NW3 2QF

Proposal:
Replacement windows to match existing and installation of 2 x roof lights on the rear
roofslope.

Drawing Nos: A-(10)-010; A-(10)-011; A-(11)-010; A-(13)-010 REVA; A-(13)-011
REVA; A-(14)-010 REVA and Streetwise Site Location Plan Licence No: 100047474
dated 14.07.2020.

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 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: A-(10)-010; A-(10)-011; A-(11)-010; A-(13)-010 REVA; A-(13)-011 REVA; A-(14)-010 REVA and Streetwise Site Location Plan Licence No: 100047474 dated 14.07.2020.

Reason:

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

- 4 Before the relevant part of the work is begun, detailed drawings in respect of the replacement double glazed windows shall be submitted to and approved in writing by the local planning authority. The detail shall include a typical window section at 1:10 including jambs, head and sill.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The installation of two roof lights to the rear roof slope of the property would be modest, flush with the roof slope and unobtrusive additions that would not result in any detrimental impact on the character of the host property or surrounding area. Moreover, the conservation officer raised no objection following the omission of the rooflight to the front elevation.

All the existing single glazed windows to the front and rear elevations would be replaced. The drawings lack typical window section and no additional information was submitted confirming the design and appearance of the proposed windows. Thus, a condition is attached requiring the detail of the double glazed windows is approved prior to installation to ensure that the new windows would be similar in terms of design and material to the windows being replaced. This will ensure that the Architectural integrity of the host building be retained and officers considered 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.

The proposal would not give rise to adverse impacts on residential amenity.

No objections were received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies D1 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policy DH1 of the Hampstead Neighbourhood Plan 2018-2033; London Plan 2016, the London Plan (Intend to Publish) 2019 and 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 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 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.
- 5 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 and title.

Daniel Pope
Director of Economy, Regeneration and Investment