

Application ref: 2020/2644/P
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Date: 7 May 2021

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

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www.camden.gov.uk/planning

Ungar Architects Ltd.
10-12 Perrins Court
London
NW3 1QS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
8 Pilgrim's Lane
London
NW3 1SL

Proposal: Replacement of clear single glazed windows and doors to all elevations with double glazed timber framed windows and doors, and refurbishment and retention of leaded single glazed windows to front, rear and side elevations within new timber frames.

Drawing Nos: 117_A_307_P2; 117_A_WIN_01; 117_A_WIN_02; 117_A_WIN_03;
117_A_WIN_04 Rev. C; 117_A_WIN_01_EXTG; 117_A_WIN_02_EXTG;
117_A_WIN_03_EXTG; 117_A_WIN_04_EXTG; Site Location Plan.

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: 117_A_307_P2; 117_A_WIN_01; 117_A_WIN_02; 117_A_WIN_03; 117_A_WIN_04 Rev. C; 117_A_WIN_01_EXTG; 117_A_WIN_02_EXTG; 117_A_WIN_03_EXTG; 117_A_WIN_04_EXTG; Site Location Plan.

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

Informative(s):

- 1 Reasons for granting permission.

The application seeks permission to replace the existing clear single glazed windows with double glazed timber framed units, replicating the existing design, style, details and external sightlines. Following negotiation with the Council's Conservation Officer, the scheme has been revised to refurbish and retain the existing leaded glass within new timber frames, which is considered acceptable. Overall, the proposals would respect and preserve the character and appearance of the host building and the Hampstead Conservation Area.

As all replacement frames would sit in existing openings, there would be no additional amenity impact arising from this development.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No objections were received prior to making this decision. Comments received from the Hampstead Conservation Area Advisory Committee have been addressed in the associated consultation summary. 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 Hampstead Neighbourhood Plan 2018. The proposed development also accords with policies of the London Plan 2021 and of 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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