

Application ref: 2020/5909/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Peter Bernamont Architect
Side Entrance
22 High Street
Deal
CT14 7AE
Kent

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
The Old Cottage
Vale of Health
Hampstead
NW3 1AZ

Proposal:

Alterations including; balcony verandah extension, new front door, insertion of roof light to flat roof, replacement window and 3 'slimlite' double glazing windows, and enlarged opening with bay windowed patio doors, associated to 2021/0405/L.

Drawing Nos: Site Location Plan (TOC-LP), TOC-SP, 01A, 02A, 03A, 04A, 05A, S1, S2, S3. Design and Access statement (Dec 2020), Heritage Statement (Dec 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 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 Site Location Plan (TOC-LP), TOC-SP, 01A, 02A, 03A, 04A, 05A, S1, S2, S3. Design and Access statement (Dec 2020), Heritage Statement (Dec 2020).

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

Informative(s):

- 1 Reasons for granting permission:

The proposed alterations to the property are considered to be acceptable in terms of scale, design and materials and are appropriate for the character and setting of the host listed building and wider conservation area.

The replacement front door is considered suitable. This shall be a timber door with traditional four panel style arrangement, including glazed upper panels.

The proposed construction of a timber verandah has been carefully considered given the prominent position on the front (West) elevation. It is noted that heritage information provided demonstrates the existence of a verandah in the same position to the host property in the early 20th century. The new timber framed verandah as proposed is considered an excellent design for this element of the scheme and the finish should be well suited to the host building, it's setting and the character of the conservation area.

The proposed replacement of a metal framed side window at ground floor with a timber framed double glazed unit within the same opening is acceptable with the new material being more appropriate for this cottage. Additionally the replacement of existing single glazed timber framed side windows at first floor with slim-line double glazed windows will match the existing in appearance and is considered acceptable.

The proposed insertion of a roof light to be fitted above the stair case is considered acceptable. This is discreetly positioned and will not be noticeable from any public view.

To the rear works involve; removal of the existing window and enlargement of the opening to form a modest timber framed bay window with patio doors which will face the private rear courtyard. This also acceptable and considered appropriately designed for the host building.

The Council's Conservation Officer has assessed the proposals and confirmed they would not cause harm to the historic or architectural significance of the

building.

Due to the location and nature of the proposals, they would not impact neighbouring amenity by way of loss of outlook, daylight or privacy.

One response was received during the public consultation, which included both objection and support for the aspects of the proposed scheme. This consultation response has been given due consideration prior to the determination of this application.

The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 (ERR) 2013.

As such, the proposed development is in general accordance with policies D1, D2, A1 and A3 of the Camden Local Plan 2017, policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018, the London Plan 2021 and the NPPF 2021.

- 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer