

Application ref: 2021/2740/P
Contact: Tony Young
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Date: 8 December 2021

Development Management
Regeneration and Planning
London Borough of Camden
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W Griffiths
Falcon Chambers
Thomas Street
LLANELLI
SA15 3JB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 32
The Pryors
East Heath Road
London
NW3 1BS

Proposal:

Replacement of 3 single glazed, timber framed casement windows (W1, W2 and W3) at top floor level on north and east elevations with double glazed, like-for-like windows.

Drawing Nos: (1770_)1-1, 2-1 rev A, 2-2 rev B, 4-1; D1229 rev A (page 3/3) dated 07/05/2021; Design & access statement (Rev B).

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 The development hereby permitted shall be carried out in accordance with the following approved plans: (1770_)1-1, 2-1 rev A, 2-2 rev B, 4-1; D1229 rev A (page 3/3) dated 07/05/2021; Design & access statement (Rev B).

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

- 3 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.

Informative(s):

- 1 Reasons for granting planning permission:

The proposed replacement windows would match as closely as possible the existing windows in terms of materials, colour, design, opening methods and proportions. There would be some degree of increased thickness to the glazing bars in order to accommodate the double glazing panes; however, in this instance, the use of suitably designed units are considered to be an appropriate and sympathetic change unlikely to alter or detract from the character and appearance of the host building or wider Hampstead Conservation and Neighbourhood Areas.

It is also noted that there have been several approvals in recent years to carry out similar proposals at the property, the most recent being at Flat 24 dated 20/03/2019 (2019/0419/P) and Flat 25 dated 04/05/2021 (2021/0322/P).

The Council expressed an initial concern in regard to the proposed alteration to the 2 bay windows (W1 and W3) given that the thicker profile and smaller panes to the upper part of the windows would adversely alter their open, lightweight appearance. In response, the applicant submitted revised drawings which omit the smaller panes entirely and show replacement windows which closely match the existing appearance of the 2 existing bay windows. The revised proposal is considered to be acceptable.

There are no amenity concerns as the proposed windows would replace existing windows.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Hampstead 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.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018, the London Plan 2021 and the National Planning Policy Framework 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 2021.

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 be 'DRP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer