

Application ref: 2021/4881/P
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Date: 15 May 2022

Development Management
Regeneration and Planning
London Borough of Camden
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Judd Architecture Ltd.
2 McArthur Drive
Kings Hill
West Malling
ME19 4GW
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
2 A Well Road
London
NW3 1LJ

Proposal:

Replacement of front elevation window/door screen at ground floor level, reformation of former window in rear elevation and reposition of existing air conditioning unit both at first floor level.

Drawing Nos: 01; 02; EX01; EX02; EX03; EX04; EX05; EX06; EX07; EX08 Rev. A; EX09 Rev. A; PR01; PR02; PR03; PR04; PR05; PR06; PR07; PR08 Rev. B; PR09 Rev. C; D01; 2281 Rev. 01; 2282 Rev. 01; 2283 Rev. 00; Design and Access Statement Rev. A dated September 2021.

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: 01; 02; EX01; EX02; EX03; EX04; EX05; EX06; EX07; EX08 Rev. A; EX09 Rev. A; PR01; PR02; PR03; PR04; PR05; PR06; PR07; PR08 Rev. B; PR09 Rev. C; D01; 2281 Rev. 01; 2282 Rev. 01; 2283 Rev. 00; Design and Access Statement Rev. A dated September 2021.

Reason:

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

- 4 In respect of the repositioned air conditioning unit and associated plant, the applicant shall ensure any noise is no greater than 10dB below the existing background level when measured one metre from the nearest noise sensitive elevation.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from plant/mechanical installations/equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, the repositioned air conditioning unit shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting:

The property is a five-storey terraced house, located within the Hampstead Conservation Area.

In the past, the building used to comprise of a garage/storage area at the ground and first floors, with a door and staircase rising to upper floors of residential accommodation. Over time, the shop unit was converted into a house, and the garage located at 2a was developed into that of a residential nature.

It is proposed to replace the front elevation window/door screen at ground floor

level with a new timber and glass screen.

The proposal also includes the repositioning of one existing air conditioning unit as well as the reformation of a former window at first floor level on the rear elevation.

Finally, also on the rear elevation, it was proposed to reduce the existing chimney stack height. However, this part of the proposal was withdrawn as existing chimney stacks and chimney pots form part of architectural features and need to be preserved.

With regard to the front timber and glass screen, this will comprise of a primary frame, to which two double glazing sliding sash windows will be fitted along with a front entrance door. At high level, a row of three casement windows will be fitted, which will open by a hinged top rail. At the very top of the screen, a cornice detail will cap the screen and provide connection back to the brickwork façade. The timber work will be painted in a mid/dark grey paint to match the details of 1a Well Road. Whilst the property is located in the Hampstead Conservation Area, the proposed work to the front will sit in existing openings and the amount of brickwork will remain as it currently is.

There are currently two air conditioning units on the first-floor level at the rear of the property. A revision of the location of the air conditioning units was received and it was decided that only one unit would remain. The proposed relocation of the air conditioning unit (following the reinstatement of a blocked-up window) would not be prominent in public views. The Council's Environmental Health team have commented on the proposal which they consider acceptable, subject to conditions to control noise.

Overall, therefore, the proposals are considered to be sympathetic to and in keeping with the existing appearance of the host property in terms of the design, locations, proportions and materials, and would preserve the character and appearance of the building and Hampstead Conservation Area in which it is located, and as such, is acceptable.

The reformation of the first-floor level window at the rear would sit in existing openings and be double glazed. This window which will serve a bathroom would be facing the adjoining building at No. 1 White Bear Place and would be obscurely glazed. Therefore, it is not considered to adversely impact neighbour amenity.

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 Bloomsbury 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 proposal is in general accordance with policies A1, A4, CC1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021 and the

- 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



Daniel Pope
Chief Planning Officer