

Application ref: 2021/5247/P
Contact: Fast Track TC
Tel: 020 7974
Email:
Date: 18 August 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Fraher Architects Ltd
First Floor Unit F
Damsel House, Dragonfly place
London
SE42FN
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**1 Villas On The Heath
Vale Of Health
London
NW3 1BA**

Proposal:

Replacement of all windows on the front elevation with single glazed units to match the original glazing pattern and replacement of all windows on the rear and outrigger elevations with slim lite double glazed units to match the original glazing pattern.

Drawing Nos: FF21005PL103 REV P03; FF21005PL106 REV P03; FF21005PL001 REV P02

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: FF21005PL103 REV P03; FF21005PL106 REV P03; FF21005PL001 REV P02

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 policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).

- 2 Reasons for granting permission. [Delegated]

The proposal is for the replacement of existing windows with Slim Lite Histoglass units to match the original glazing pattern. The windows on the front and northern elevation which face on to the street would be single glazed. The windows on the rear elevation and outrigger would be slim lite double glazing. The application property is grade II listed and located within Hampstead Conservation Area.

Many of the windows at the property have been altered overtime replacing both the frames and glazing or replacing just the glazing. A small number of original window which retain both the original frame and glass remain, including the ground floor window on the front elevation. It is considered that the original windows are in such a poor state of repair that it would not be possible to retain and refurbish them. As such the principle of replacing the windows is considered acceptable.

The windows are being restored to the original material and style and as such are acceptable. The use of single glazing on the street facing elevations ensures that the appearance of the listed building from the street and its symmetry with its adjoining pair at no. 2 is preserved. The windows to the rear would be double glazed, however the detail design of the windows with their slim profile are sufficient to ensure that the integrity of the listed building is preserved. It is considered that the proposal would preserve and enhance the special architectural or historic interest of the grade II listed building and Hampstead Conservation Area.

The proposals are to replace existing fenestration in the same location as

existing, therefore would not impact on the amenity of adjoining occupiers in terms of loss of light, outlook or privacy.

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

No objections have been received prior to making this decision. The planning history of the site has been 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. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

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 read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer