

Application ref: 2022/2111/P
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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

Dharmesh Bhindi
45 Circus Road
London
NW8 9JH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
Blossom Villa
Vale Of Health
London
NW3 1AX

Proposal: Replacement of two windows and doors with two sets of aluminium bi-folding doors to rear lower ground floor to house (Class C3).

Drawing Nos: (A.BV.) 1 Rev 0, 2 Rev 0, 3 Rev 0, 4 Rev 0, 5 Rev 0, 6 Rev 0, 7 Rev 0, 8 Rev 0

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 (A.BV.) 1 Rev 0, 2 Rev 0, 3 Rev 0, 4 Rev 0, 5 Rev 0, 6 Rev 0, 7 Rev 0, 8 Rev 0.

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 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The site is a two-storey dwellinghouse with the lower ground floor below the street level. The original planning permission for the construction of the house, was allowed on appeal under ref: 8703166, dated 25/07/1988. The permission included a condition that restricts permitted development rights.

The proposed alteration from single glazed timber windows to double glazed aluminium double doors and replacement patio doors to the lower ground floor rear elevations, is considered sympathetic to the character of the host building. The enlargement of the window opening to allow for doors are considered acceptable. They would match the existing double doors in terms of type, glazing patterns, and detailing. While the proposed material differs to the existing traditional timber, the building is modern, and the visibility is limited to private views and are not considered harmful in this instance. The proposals would be at a lower level than the surrounding properties where the boundaries and planting obscure views. The replacements would be similar in appearance and would not harm the appearance of the host building and would preserve the character and appearance of the wider Hampstead Conservation Area.

The replacement doors would be larger than the existing window openings. However, due to their location at rear lower ground floor adjacent to boundary walls, they would not have any additional impact on the amenity of adjoining residential occupiers, in terms of light spill or outlook, than the existing arrangement.

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.

No objections have been received prior to making this decision. The site's planning history was considered in the determination of this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017 and policies DH1

and DH2 of the Hampstead Neighbourhood Plan 2020. The proposed development also accords with 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 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.

- 4 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.

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