

Application ref: 2022/1548/P
Contact: Fast Track GG
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Date: 13 September 2022

Development Management
Regeneration and Planning
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Ms Zeina Ghandour
Flat 29, The Pryors
East Heath Road
London
NW3 1BS
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 29
The Pryors
East Heath Road
London
NW3 1BS

Proposal:

Replacement of 8 timber single glazed windows with timber double glazed windows (Retrospective).

Drawing Nos: 100-01; 100-10; 100-20 (Existing North Elevation); 100-20 (Existing Windows (South Facing)); 100-21; 100-23; 200-10; 200-20 (Proposed North Elevation); 200-20 (Proposed Windows (South Facing)); 200-21; 200-23; D1287 Rev. A (10 pages) and Design and Access Statement dated 7th April 2022.

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 shall be carried out in accordance with the following approved plans: 100-01; 100-10; 100-20 (Existing North Elevation); 100-20 (Existing Windows (South Facing)); 100-21; 100-23; 200-10; 200-20 (Proposed North Elevation); 200-20 (Proposed Windows (South Facing)); 200-21; 200-23; D1287 Rev. A (10 pages) and Design and Access Statement dated

7th April 2022.

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

Informative(s):

1 Reasons for granting planning permission:

The works have already been implemented on site and therefore, they are retrospective.

The replaced windows match as closely as possible the previous windows in terms of materials, colour, design, opening methods and proportions. The replaced windows match as closely as possible the previous windows in terms of materials, colour, design, opening methods and proportions. There is 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 which preserves the character and appearance of the host building and the 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 planning permissions granted at Flat 24 dated 20/03/2019 (2019/0419/P), Flat 25 dated 04/05/2021 (2021/0322/P), Flat 32 dated 08/12/2021 (2021/2740/P) and Flat 53 dated 20/07/2022 (2022/1317/P).

In sustainability terms, double glazed units are noted as having the potential to reduce energy costs, provide more thermal efficiency and insulation, offset the need for powered heating and so help reduce carbon emissions, and allow for passive flow of ventilation (through trickle vents).

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.

There is a comment from the Hampstead Conservation Area Advisory Committee about the proposed window profiles and detailing to follow existing to avoid windows standing out within the blocks. This has been addressed as the CAAC has since commented that the detailed drawings appear entirely adequate and that there appears to be no impact on the elevations. They subsequently raised no objections to the proposals.

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, D2 and CC1 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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer