

Application ref: 2022/2312/P
Contact: Amy Ly
Tel: 020 7974 8141
Email: Amy.Ly@camden.gov.uk
Date: 6 December 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

HillMagee Ltd
7
Cinnamon Row
Plantation Wharf
London
SW11 3TW
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
1 Thurlow Road
London
Camden
NW3 5PJ

Proposal:

Erection of a dormer extension to the side roof slope, alterations existing front dormer windows, replacement of third floor rear balcony railings and removal of front first floor balcony railings, replacement of existing single glazed timber sash windows and doors with double glazing, replacement and relocation of traditional sash window on side elevation at first floor level.

Drawing Nos: 1, Thurlow Road, London, Camden, NW3 5PJ (site location plan);
EXISTING FRONT ELEVATION REV 1/A; EXISTING REAR ELEVATION REV 1/A;
EXISTING SIDE ELEVATION REV 1/A; EXISTING SECTION ELEVATION REV 1/A;
EXISTING ROOF PLAN REV 1/A; EXISTING THIRD FLOOR PLAN REV 1/A;
EXISTING FIRST & SECOND FLOOR PLAN REV 1/A; PROPOSED FRONT
ELEVATION REV 1/A; PROPOSED REAR ELEVATION REV 1/A; PROPOSED SIDE
ELEVATION REV 1/A; PROPOSED SECTION ELEVATION REV 1/A; PROPOSED
ROOF PLAN REV 1/A; PROPOSED THIRD FLOOR PLAN REV 1/A; PROPOSED
FIRST & SECOND FLOOR PLAN REV 1/A; DESIGN AND ACCESS STATEMENT
(dated May 2022)

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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

1, Thurlow Road, London, Camden, NW3 5PJ (site location plan); EXISTING FRONT ELEVATION REV 1/A; EXISTING REAR ELEVATION REV 1/A; EXISTING SIDE ELEVATION REV 1/A; EXISTING SECTION ELEVATION REV 1/A; EXISTING ROOF PLAN REV 1/A; EXISTING THIRD FLOOR PLAN REV 1/A; EXISTING FIRST & SECOND FLOOR PLAN REV 1/A; PROPOSED FRONT ELEVATION REV 1/A; PROPOSED REAR ELEVATION REV 1/A; PROPOSED SIDE ELEVATION REV 1/A; PROPOSED SECTION ELEVATION REV 1/A; PROPOSED ROOF PLAN REV 1/A; PROPOSED THIRD FLOOR PLAN REV 1/A; PROPOSED FIRST & SECOND FLOOR PLAN REV 1/A; DESIGN AND ACCESS STATEMENT (dated May 2022)

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 DH1 and DH2 of the Hampstead Neighbourhood Plan 2018 and policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the occupation of the development hereby permitted, the dormer window on the side elevation of the property, as labelled on drawing 'proposed side elevation REV 1/A', shall be fitted with obscure glass and fixed shut. The window shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018 and policy A1 of the Camden Local Plan 2017.

- 5 Before the relevant part of the work is begun, detailed drawings, including sections, elevations and plans of all windows on the first and second floors, indicating structural glazing bars and showing reveals, shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during

the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018 and policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informatives:

- 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 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.
- 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.

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-householder-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