

Application ref: 2022/1076/P
Contact: Fast Track GG
Tel: 020 7974
Email:
Date: 11 December 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
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Charlton Brown Architects
The Belvedere
2 Back Lane
Hampstead
NW3 1HL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
19 Heath Drive
London
NW3 7SL

Proposal:

Addition of 1no. rooflight each to the front, side and rear roof pitches and 1 no. rooflight to existing dormer on the side elevation. Replacement of rear elevation first floor French windows with box sash windows. Relocation of side elevation windows with obscure glazed windows. Replacement of existing box sash windows with new, double glazed painted timber box sash windows throughout.

Drawing Nos: S01; S02; S10; AP01; AP02 Revision B; AP03; Design and Access
Statement dated June 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 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: S01; S02; S10; AP01; AP02 Revision B; AP03; Design and Access Statement dated June 2022.

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

Informative(s):

- 1 Reasons for granting permission:

The addition of one rooflight each to the front, side and rear roof pitches as well as one to the existing dormer on the side elevation is considered Permitted Development under Class C (other alterations to the roof of a dwellinghouse) of Part 1 of Schedule 2. The applicant confirmed that the rooflights would protrude less than 100mm beyond the existing plane of the roof. Similarly, the rooflights on the side elevation would be at 1750mm from finished floor level.

The replacement of existing box sash windows with new, double glazed painted timber box sash windows throughout does not require planning permission as there is no change in material.

The proposed replacement of French doors to windows on the rear elevation at 1st floor level would match the adjacent group of timber sash windows.

A revision was submitted regarding the windows on the side elevation at 1st floor level as they were originally proposed to match window proportions from the existing windows on the second floor and moved up to align with the existing window. These windows now propose to match the height of the existing windows and the head of the windows would be slightly moved up. Ordering the windows so that it lines up with the eaves has some impact on the freestyle design in which the existing house was originally built. However, given the location of the windows, the concerns in respect of uniformity are not significant enough in their own right to warrant refusal of the application.

There are no amenity concerns to neighbouring properties given the proposal would replace existing building features and fenestration.

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. The Redington Frognal Neighbourhood Forum had no comment to make.

Special attention has been paid to the desirability of preserving or enhancing

the character or appearance of the Redington and Frognal 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 proposed development is in general accordance with policies A1, CC1, D1 and D2 of the Camden Local Plan 2017 and policies SD2 and SD4 of the Redington Frognal Neighbourhood Plan adopted version dated September 2021. The proposed development also accords with the London Plan 2021; and the provisions of 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-householder-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer