

Application ref: 2021/3312/P  
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Date: 22 December 2022

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

Phone: 020 7974 4444

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Studio 35 Bickerton House  
25 Bickerton Road  
London  
N19 5JT  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat C**  
**6-7 East Heath Road**  
**London**  
**NW3 1BN**

Proposal:

Replacement of existing windows at lower-ground floor level with new double glazed windows to match. Installation of new window opening to side elevation and installation of new front door with canopy.

Drawing Nos: 00 REVC; 01 REVC; 01 REVA Proposed new opening; 02; 10 REVC; 10 REVC Existing lower ground floor; 30 REVB; 31 REVB; 32; 379\_0\_01 and Design and Access Statement commissioned by AAB Architecture dated June 2021.

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; 00 REVC; 01 REVC; 01 REVA Proposed new opening; 02; 10 REVC; 10 REVC Existing lower ground floor; 30 REVB; 31 REVB; 32; 379\_0\_01 and Design and Access Statement commissioned by AAB Architecture dated June 2021.

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 D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018-2033.

#### Informative(s):

- 1 Reasons for granting permission:

The property is at lower ground floor, located within a large four-storey late-19th Century semi-detached house, formerly no. 7 East Heath Road. The houses were later combined and subdivided into a block of 8 flats. Currently all the windows to the flat are single glazed, and many in a poor condition, particularly along the side where the frames and cills are rotting. There are a mixture of sash and casement windows.

The proposal is acceptable from a design perspective. The replacement windows are similar in design, finish, colour and materials to the existing windows. The proposed windows and door would continue the use of timber frames to match the style of the host building, whilst the proposed windows would be painted white, and are therefore appropriate in context of the Hampstead Conservation Area. The double glazed units would not be noticeably different in the context of the building and other windows in the property so as to cause harm to the appearance of the building or the wider Conservation Area.

It is proposed to create a new window opening in the side elevation to improve the natural lighting to the living room. The proposed window has the same head and cill height as the existing windows in the living room, and its position on the elevation matches that of a blocked up window on the upper ground floor, visible on the external elevation.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

The replacement of the existing timber with a metal canopy to the front

entrance door located to the flank elevation would be acceptable in this instance. The proposed canopy would not detract from the character and appearance of the subject property or wider conservation area given its location which would have limited visibility from the public realm.

The new window being to the flank lower-ground floor level would not result in any new or harmful overlooking of any neighbouring residential property. Due to the nature of the proposal, there would be no impact in terms of sense of enclosure or loss of light.

No comment/objection was received and the site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in accordance with policies A1, D1, and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018-2033. 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 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](http://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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer