

Application ref: 2022/4220/P
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Date: 11 January 2023

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

Bespoke Architecture Ltd.
26 Sunningdale Close
Stanmore
HA7 3QL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 7 Bellmoor
East Heath Road
London
NW3 1DY**

Proposal:

Installation of replacement aluminium windows and doors to top floor at Flat 7.
Drawing Nos: Design & Access Statement Sept 2022; SMA Alitherm Heritage Square (W20170); (BA330/) 01; 10; 11; 12; 13; 20; 21; 22 Rev B; 23 Rev B.

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: Design & Access Statement Sept 2022; SMA Alitherm Heritage Square (W20170); (BA330/) 01; 10; 11; 12; 13; 20; 21; 22

Rev B; 23 Rev B.

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.

Informative(s):

- 1 Reasons for granting permission.

The proposals relate to a top floor flat within the mansard roof at fourth floor level of a residential mansion block. The proposed windows and doors would replace non-original windows within the same openings and would match the existing fenestration in terms of proportions, glazing patterns, materials and detailing. The proposed black aluminium sash windows and doors with rectangular leaded lights would match the existing. To the north and west elevations, the existing double doors and window will be replaced with folding doors with the same glazing patterns, materials and detailing. The proposed doors would be set within the existing openings and lower the cill to provide level access to the existing balcony, which is set behind the parapet wall.

Due to the flat's location, orientation and height and its parapet wall, the proposed fenestration would have limited visibility and there would be no readily perceptible change in the visual appearance of the building. The proposals are considered to preserve and enhance the character and appearance of the host building and the Hampstead Conservation Area.

The replacement doors and windows would match the overall size of the existing window openings. Therefore, they would have no additional impact on the amenity of any adjoining residential occupiers than the existing arrangement in terms of overlooking, outlook or light spill.

No objections were received prior to making this decision. The sites' planning history and relevant appeal decisions were considered when coming to this decision.

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.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. 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:

[https://www.gov.uk/appeal-planning-decision.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully



Daniel Pope

Chief Planning Officer