

Application ref: 2022/5017/P
Contact: Fast Track TC
Tel: 020 7974
Email:
Date: 9 March 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Patalab Architects
15 Garrett Street
London
EC1Y 0TY
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**The Pryors
Flat 31
East Heath Road
London
Camden
NW3 1BS**

Proposal:

The proposed work is a change of uPVC window to a bay window with slim lite double-glazed timber casements.

Drawing Nos: A1010b; D1229 Rev B; A1000b; A1111b; PA3010b; PA3111b

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 A1010b; D1229 Rev B; A1000b; A1111b; PA3010b; PA311.

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 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 Reasons for granting permission/consent-

The proposal is for the replacement of a single UPVC window with a 5 window bay constructed from slim-lite double-glazed timber framed casements. The proposed windows will give a uniformity to the top floor of the building on this elevation. The proposed material and detailed design of the window is considered appropriate for the conservation area and also in terms of sustainability. The proposal is considered to preserve and enhance the character and appearance of the Hampstead 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 bay window by its nature projects forward of the existing window and is angled, however it would not result in views into any neighbouring property. The proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

No objections were received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

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.

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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer