

Application ref: 2023/2235/P
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
Date: 9 August 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

4H Architecture Ltd
23 Chiltern Drive
Surbiton
KT5 8LP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
16 Rossllyn Hill
London
NW3 1PD

Proposal: Erection of single storey ground floor rear extension, replacement of front pedestrian and vehicle gates; new door, canopy and window at front ground floor; alterations to windows on side elevation

Drawing Nos: Site and Block Plan 127_001_PL02, 127_012_PL01, 127_011_PL01, 127_010_PL01, 127_002_PL01, 127_014_PL01, 127_013_PL01, 127_017_PL01, 127_016_PL01, 127_015_PL01, 127_100_PL01, 127_200_PL01, 127_204_PL01, 127_101_PL02, 127_102_PL02, 127_103_PL02, 127_201_PL02, 127_202_PL02, 127_203_PL02

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:

Site and Block Plan 127_001_PL02, 127_012_PL01, 127_011_PL01, 127_010_PL01, 127_002_PL01, 127_014_PL01, 127_013_PL01, 127_017_PL01, 127_016_PL01, 127_015_PL01, 127_100_PL01, 127_200_PL01, 127_204_PL01, 127_101_PL02, 127_102_PL02, 127_103_PL02, 127_201_PL02, 127_202_PL02, 127_203_PL02

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.

Informative(s):

- 1 Reasons for granting permission:

The proposals involve the erection of a single storey rear extension, the replacement of the front pedestrian and vehicle entrance gates, a new canopy, window and entrance door on the front elevation at ground floor, and the bricking up of a number of windows on the side elevation at ground and first floors.

The host property has an existing single storey part width rear extension. The proposed extension would project approx. 1m from the side elevation of the existing extension and approx. 1.2m from the principle rear elevation of the main property and would thus partially infill this space. As such, the extension would be similar in scale and massing to the extension at neighbouring no. 14 and would read as being subordinate to the host building. Although the host property does not benefit from a large rear garden, it is considered that an acceptable amount of amenity space would be retained especially considering the more sizeable front garden area. The extension would be constructed in brick with metal Crittall style doors and windows which would be sympathetic to the host property and conservation area.

To the front, the replacement vehicle and pedestrian entrance gates would be timber clad and would be similar to those at neighbouring no. 14. The existing brick wall and piers would be retained and there would be no increase in the height of the gates. As such, these alterations are considered acceptable. The existing front door and window would be swapped, and the proposed timber door, canopy and timber framed window would be sympathetic to the host building and in keeping with the appearance of other front elevations along the street including at neighbouring no. 14.

On the side elevation, the bricked-up windows at ground and first floors would not have a significant impact on the appearance of the host building and would have only very limited visibility in views within the conservation area.

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 proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been 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 proposed development is in general accordance with policies A1, D1 and D2 of the 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-householder-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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer