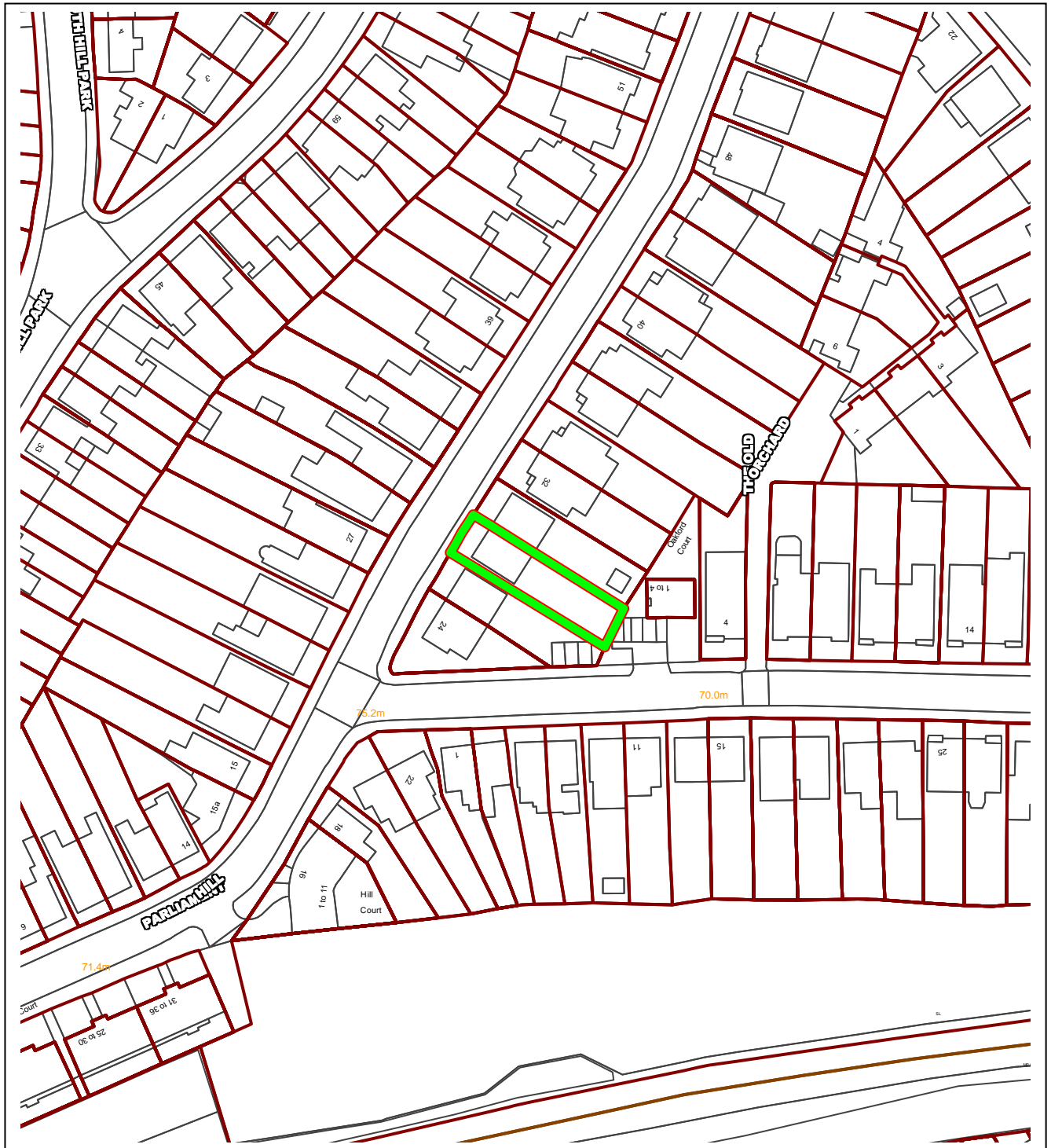


2023/0396/P - 28 Parliament Hill, NW3 2TN



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Photos



Image 1 (above): Street view looking south (Source: Google 2021)



Images 2 and 3 (above): Existing front façade and rear facade (source: Design & Access Statement)



Image 4 (above): Aerial view of front of property in context on Parliament Hill (source: Google)



Image 5 (above): Aerial view of rear of property in context on Parliament Hill (source: Google)

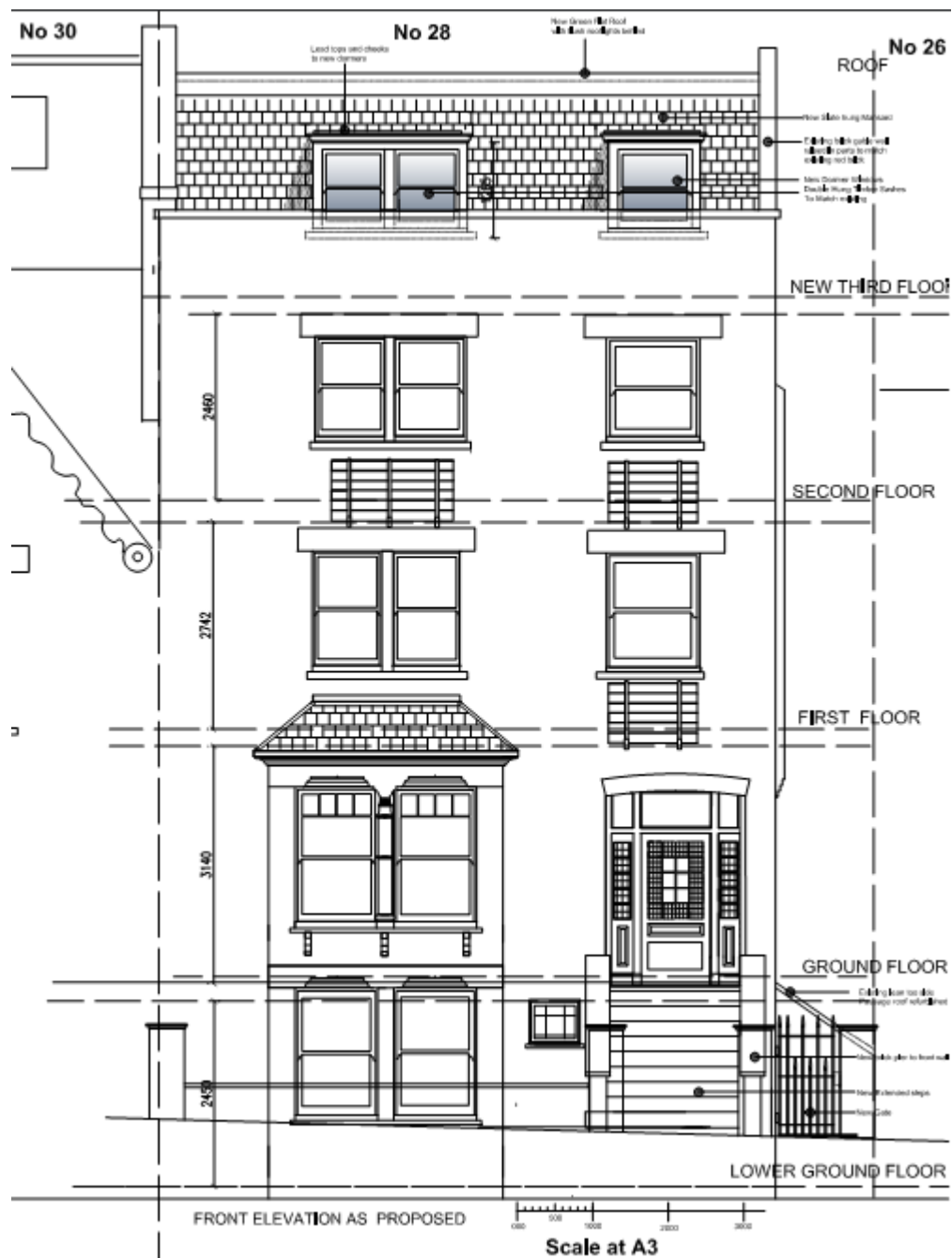


Image 6 (above): Proposed front elevation (source: Application proposed drawings)



Image 7 (above): Proposed rear elevation (source: Application proposed drawings)

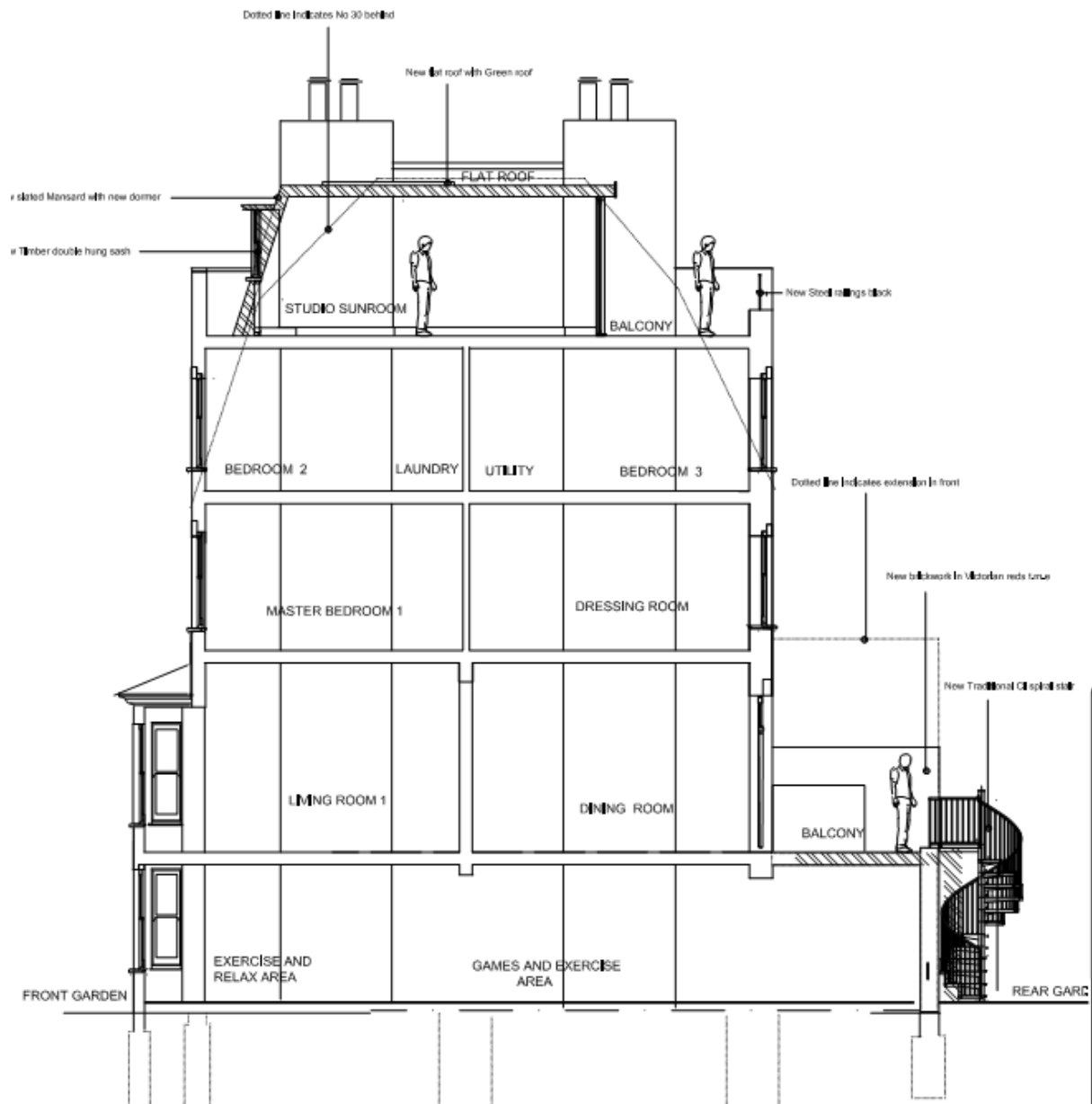


Image 8 (above): Proposed section showing mansard extension and rear extension (source: Application proposed drawings)

Delegated Report		Analysis sheet		Expiry Date:	24/03/2023
(Members Briefing)		N/A / attached		Consultation Expiry Date:	02/04/2023
Officer			Application Number(s)		
Miriam Baptist			2023/0396/P		
Application Address			Drawing Numbers		
28 Parliament Hill London Camden NW3 2TN			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Amalgamation of two flats into one single family dwelling. Mansard roof extension with dormer windows, new part two storey rear extension and ground floor roof terrace with rear spiral stair. Alterations to rear elevation windows. New entrance steps to the front of property, a new side access gate and new side access steps.					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	03	No. of objections	02
			No. Electronic	03		
Summary of consultation responses:	<p>Two objections received disputing the red boundary line put forward on Location Plan D01 and Site Plan As Existing D02.</p> <p><i>Officer's response: The application does not involve works to the southern side of the site where there is a boundary dispute. Red line boundaries shown on the site plan are only required to demarcate the application site boundary, not the ownership boundary. There is nothing to prevent an applicant including land outside their ownership within the red line boundary, but they would be required to obtain the necessary permissions for access or works to areas not on their land which is a civil matter separate to the planning process. The processing of this application does not regularise or confirm the ownership boundary.</i></p> <p>One comment was received, highlighting:</p> <ol style="list-style-type: none">1. The incorrect building line2. Raising concern that the works be structurally sound when implemented on site. <p><i>Officer's response:</i></p> <ol style="list-style-type: none">1. See officer's response above.2. An informative would be added to any planning permission granted reminding the applicant of the need to comply with the relevant building regulations.					
Hampstead Neighbourhood Forum and The Heath & Hampstead Society comments:	<p><u>Hampstead Neighbourhood Forum object on the following grounds:</u></p> <ol style="list-style-type: none">1. The South Hill Park Estate Conservation Area Statement includes number 28 as making a positive contribution to the conservation area; however, this property, rebuilt following WWII bomb damage, fails to enhance the distinctive character of the street: <p><i>Parliament Hill is characterised by red brick semi-slatted steeply pitched roofs and stucco surround to doors and windows. The Gothic style roof form on these properties is much steeper and more conspicuous than the Italianate form used in South Hill Park, resulting in a distinctive 'saw-tooth' roof profile. Many of the front gables retain elaborately card badge boards, with its another characteristic feature of the 19th c Gothic Revival style.</i></p> <p>We doubt very much had the rebuilding taken place after the conservation area was established that this flat front would have been permitted. All of the semi-detached pairs of houses in the area are symmetrical and number 28 should be harmoniously similar to its attached half. This disruption in symmetry mars the conservation area. Policy DH2 of the Hampstead Neighbourhood Plan states that development should take advantage of opportunities to enhance the Conservation Areas by protecting and, where appropriate, restoring original architectural features.</p> <p><i>Officer's response: It is agreed that the host building is not considered a positive contributor to the conservation area in its current form. However, replicating the gable/side dormer to match the existing characteristic form on the street is likely to be hard to execute well with an additional storey. For this reason, the scheme has been revised with a setback mansard roof extension. The extension is considered</i></p>					

to soften the crude blunt form of the existing property and should not appear overly dominant from the streetscene as it will be set back.

2. Query whether the applicant has conducted a 45 degree test and 25 degree test to determine the impact of the two-story rear extension on the property next door.

Officer's response: The Officer has requested revised drawings showing the nearest windows of the adjacent properties and has assessed the 45 angle, see figure A and section 3.2. The 25 degree test is not considered relevant as the building to the rear is a sufficient distance.

1. No mention is made of sustainable heating and cooling.

Officer's response: No specific details on sustainable heating/cooling are required in association with the proposed changes as none is proposed.

The Heath & Hampstead Society **object** on the following grounds:

This application to add a mansard and dormers to the top of a semi-detached house is totally different from the existing gabled steep, slated, decorative quality of roofs in this part of the Conservation Area.

Unfortunately, in 1959, permission was given for the existing gabled roof to be removed and replaced with an extra floor with a flat roof - totally discordant with the other half of the pair (no. 30), and also with the neighbouring roofscape. This was years before the area was declared a Conservation Area and such a shocking change would certainly not be approved today.

All the existing Victorian houses are stated as contributing to the CA (surprisingly including no 28). However, the Conservation Area Statement also states in 'Current Issues' that the area suffers from:

- Unfortunate roof extensions and changes &
- Elevational alterations.

Both apply to no 28.

Another essential part of the character of the area is that it is composed of symmetrical pairs of semi-detached houses. The flat roof and the small 1st floor windows of no. 28 are very different from no. 30 and spoil the pair.

The proposed mansard and dormers are unacceptable and detract seriously from the Conservation Area. However, with careful design it should be possible to reintroduce the gabled roof and the first-floor windows, create a harmonious elevation with no.30 - and also construct the extra floor area suggested by the application.

Officer's response: it is agreed that the loss of the original gables is unfortunate, however, it is considered that to add another storey to the property and simultaneously reinstate the original gabled design would be hard to execute successfully - the alteration is likely to appear pastiche. A set-back mansard roof extension is considered likely to soften the blunt, crude flat roof of the host building, but would not appear overly dominant.

Site Description

The host property is a 3.5 storey property with a flat roof, and the surrounding properties are 3.5 storey properties with mansard roofs. While the established architectural typology in this part of the street features gabled pitched roofs with decorative features and barge boards, this property, and small number of others (Nos 15 and 27) are anomalies on the street having non-original alterations that detract from the prevailing historic character of the street. The anomalies have flat roofs and appear as 'towers'.

The property lies within the South Hill Park Conservation Area, and is listed as a positive contributor, although Officers and several local groups disagree. The surrounding area is residential in character and the site falls within the Hampstead Neighbourhood Plan area.

Relevant History

2022/2001/PRE – *Reinstatement of original full-width entrance steps, erection of two-storey rear extension and mansard roof extension, replacement of windows and internal works.* - Advice issued 06/09/2022

TP/100034/NW/15664 - *Alterations including the raising of the roof at third (top) floor level at No.28 Parliament Hill, Hampstead.* – Granted 30/11/1959

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development
- A3 Biodiversity
- CC1 Climate change mitigation
- CC2 Adapting to climate change
- D1 Design
- D2 Heritage
- H3 Protecting existing homes

Hampstead Neighbourhood Plan (2018)

- DH1 Design
- DH2 Conservation areas and listed buildings
- NE3 Biodiversity Corridors
- NE4 Supporting biodiversity

Camden Planning Guidance (2021)

- CPG Amenity
- CPG Design
- CPG Home Improvements

South Hill Park Estate Conservation Area Statement (2001)

Assessment

1.0 Proposal

1.1 The proposal is for:

- Amalgamation of two flats into one single family dwelling.
- Erection of a flat-topped mansard extension with dormer windows to the front and terrace to the rear
- A new part-two-storey rear extension (lower ground and ground floor)
- Ground floor roof terrace with rear spiral stair

- Alterations to rear elevation windows
- New entrance steps to the front of property
- A new side access gate and new side access steps.

1.2 Key planning issues are as follows:

- Design & Heritage
- Neighbouring Amenity
- Land Use
- Transport

2.0 Assessment

2.1 Design & Heritage

- 2.1.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.
- 2.1.2 Policy DH1 of the Hampstead Neighbourhood Plan 2018 requires proposals to respond and contribute positively to the distinctiveness and history of the character areas defined. The application site falls within character area No 3 or C, '19th century expansion'.
- 2.1.3 Appendix 2 of the Hampstead Neighbourhood Plan mentions Parliament Hill in the following paragraph in regard to the nature of the character area: *The streets around Willoughby Road and South Hill Park / Parliament Hill typically feature terraced housing with a direct relationship to the street. While building styles vary, a common palette of brick and stucco and rooflines that rise and fall with the topography preserve the integrity of the street.*
- 2.1.4 Policy DH1 states development proposals should demonstrate how they respect and enhance the character and local context of the relevant character area(s) by: ensuring that design is sympathetic to established building lines and arrangements of front gardens, walls, railings or hedges; incorporating and enhancing permeability in and around new developments to secure safe and convenient access for pedestrians and cyclists, and avoiding lockable gates and fencing that restricts through access; responding positively and sympathetically to the existing rhythm, proportion, height, scale, massing, materials and storey heights of surrounding buildings; protecting the amenity and privacy of neighbouring properties; demonstrating how the proposal protects and enhances the views as shown on Map 4.
- 2.1.5 Policy DH2 of the Hampstead Neighbourhood Plan 2018 requires: planning applications within a Conservation Area to have regard to the guidelines in the relevant Conservation Area Appraisal(s) and Management Strategies; new development to take advantage of opportunities to enhance the Conservation Areas by protecting and, where appropriate, restoring original architectural features that would make a positive contribution to the Conservation Areas; proposals that seek to protect and/or enhance buildings (or other elements) which make a positive contribution to the Conservation area, as identified in the relevant Conservation Area Appraisals and Management Strategies.
- 2.1.6 The Home Improvements CPG states that roof extensions should take into consideration: the existing roof form and any previous extensions to it; the roof visibility and prominence in relation to gardens, streetscene and wider area, considering land topography; the pattern of development of neighbouring buildings to include historic extensions and new types of development; other roof extensions present at the neighbouring buildings which obtained permission through planning application or permitted development.
- 2.1.7 The South Hill Park Estate Conservation Area Statement states *'Parliament Hill is characterised by red brick semi-slatted steeply pitched roofs and stucco surround to doors and windows. The Gothic style roof form on these properties is much steeper and more conspicuous than the Italianate form used in South Hill Park, resulting in a distinctive 'saw-tooth' roof profile. Many of the front gables*

retain elaborately carved badge boards, which is another characteristic feature of the 19th century Gothic Revival style.'

- 2.1.8 Parliament Hill has a strong architectural character, although the houses further down the hill are built in a different style to those at the northern end. Nos 15, 27 and 28 are anomalies and do not have gabled roofs, the latter two of which sit almost opposite each other across the street. These properties have been rebuilt as parapeted flat-topped towers.
- 2.1.9 The WWII bomb damage map of London indicates that Nos.1-14, 18 and 27 sustained bomb damage to some degree so this may well account for the rebuilding and lack of gable roofs and variance of architectural style of a small number of buildings. The application site, No 28 was granted an extension in 1959 to add an additional flat-roofed storey. The non-original flat-topped 'towers' are considered architecturally unfortunate, being visually bulky relative to their gabled neighbours and appearing out of place.
- 2.1.10 The initial proposal for a roof extension on the host property was considered to make its 'tower' massing in the street even more prominent, however the design has since been revised to further push back the mass of the mansard to reduce visibility from the street. The addition of a sloping mansard roof is considered to somewhat soften the existing blunt, flat-roofed form of the building, and being set back a minimum of 0.5m from the front of the property would ensure it would not appear overly dominant.
- 2.1.11 It was considered that to add another storey to the property and simultaneously reinstate the original gable design would be hard to execute successfully - the alteration would be likely to appear pastiche.
- 2.1.12 For the reasons mentioned above, the revised proposal for a roof extension is considered to soften the impact of the host building on the street and is therefore found to be acceptable.
- 2.1.13 To the front, the mansard's dormer windows would be timber framed sash windows to match the existing windows below, and would align with the window openings below. The mansard roof would be hung slate and the flat section of the roof would have a green roof.
- 2.1.14 To the rear the roof extension does not take a mansard form but would be set back to accommodate an area of roof terrace like several properties along this stretch of properties. Similar to that of nearby properties, the rear of the the roof extension would feature full-height sliding glazed doors. The rear elevation of the roof extension would be hung with slate matching the front. Although the Council generally considers more traditional dormer windows to be more appropriate on a proposed mansard roof extension, given the existing character of the wider terrace includes a variety of built forms to neighbouring roof extensions, many of which include large glazed openings, the proposal would not be out of character and is considered acceptable in this instance.
- 2.1.15 There would be three rooflights atop the flat roof of the roof extension bringing light into the interior.
- 2.1.16 The Home Improvements CPG states that rear extensions should: be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing; be built from materials that are sympathetic to the existing building wherever possible; respect and preserve the original design and proportions of the building, including its architectural period and style; respect and preserve existing architectural features, such as projecting bays, decorative balconies, cornices and chimney stacks; be carefully scaled in terms of its height, width and depth; allow for the retention of a reasonably sized garden.
- 2.1.17 The proposal includes a part-two-storey rear extension. There are a number of two storey rear extensions in the vicinity and therefore it is considered part of the established character of the area. The closest examples of these are at Nos 32, 33, 34, 35, 39, 40 and 42 Parliament Hill.
- 2.1.18 The rear extension put forward has taken into consideration the preapplication advice given, in that the upper ground floor level has been limited to being half-width. This serves to retain the visual hierarchy when viewed from the rear and confines the bulk of the mass to lower ground floor level. In this way the extension is subordinate to the host building. The detailed design is considered acceptable, the rear extension would be finished in brick and glazing. The projecting element at upper ground floor would have more traditional solid to glazing ratio, and larger expanses of glazing are set back or at lower ground level.

- 2.1.19 Where the extension at upper ground floor is only partial width there would be a small area of roof terrace giving access to the garden below via a spiral staircase. This small area of roof terrace would have a traditional vertical metal railing which would respect the character of the conservation area, and, similarly, the materiality of the spiral staircase would align.
- 2.1.20 There are more general fenestration changes to the rear sought as part of the application. These changes have been informed by the preapplication advice previously given and are found acceptable. Where previously at pre-application stage widening of the window openings was sought at first and second floor, now the rear elevation is considered to maintain its vertical emphasis on the upper floors. To the lower levels wider areas of full height glazing are now made up of fewer individual panes of glass, causing the rear façade to appear less visually busy.
- 2.1.21 The works to widen the property's front entrance stairs would restore the original width and appearance, as well as matching the adjacent properties, resulting in an enhancement to the appearance of the property and the wider conservation area. The new steps to the side access passage, and the new access gate are considered acceptable, the gate is an appropriate style for the conservation area.
- 2.1.22 The amalgamation of the existing two flats to one dwelling would return the property to its original use as a large family dwelling and therefore is aligned with the established character of the Conservation Area.
- 2.1.23 Overall, the proposal is not considered harmful to the character or appearance of the host building or street scene and as such would preserve the character and appearance of this part of the South Hill Park Conservation Area, in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017 as well as DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.
- 2.1.24 Considerable importance and weight has been attached to the harm and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

2.2 Land Use

- 2.2.1 Policy H3 of Camden's Local Plan 2017 seeks to protect all housing floorspace and also seeks to resist the loss of two or more residential units subject to various criteria. There is no formal planning record of the property being split into two dwellings. Despite this, Policy H3 states that the net loss of one home is acceptable when two dwellings are being combined into a single dwelling, such is the case in with proposal.
- 2.2.2 No loss of residential floorspace is proposed, only the conversion of two flats into one single family dwellinghouse. The proposed dwelling would provide a good standard of accommodation for current and future occupiers.

2.3 Transport

- 2.3.1 Camden Local Plan policy T2 limits the availability of parking and requires all new developments in the borough to be car-free. However, given that there is a reduction in the number of units, it is considered that a S106 legal agreement to secure car-free housing would not be required in this instance.

2.4 Biodiversity

- 2.4.1 Policy CC2 requires development to be resilient to climate change, through adopting measures such as incorporating bio-diverse roofs.
- 2.4.2 Policy NE4 of the Hampstead Neighbourhood Plan encourages development to enhance biodiversity by doing the following: use restrained exterior lighting in low blue content white or yellow light only; increase canopy cover as part of any landscaping scheme; increase where feasible the area of permeable surfaces, particularly those that incorporate biodiversity-enhancing features such as gravel turf (e.g. Schotterrasen), having regard for ground conditions, effectiveness

and viability. The policy states development proposals should seek to protect or enhance the status or population of priority habitats, species and wildlife movement.

- 2.4.3 The proposal would install and maintain a green roof on the new roof of the flat-topped mansard extension. The details of the green roof have been secured by condition to ensure its quality and longevity.
- 2.4.4 The application site is part of a series of rear gardens which form part of a biodiversity corridor identified in the Hampstead Neighbourhood Plan (corridor E). Policy NE3 seeks to protect local biodiversity corridors and discourages developments that diminish the ability of biodiversity corridors to provide habitat and the free movement of wildlife.
- 2.4.5 It is considered that the rear extension, due to its projection into the garden, leaves a good amount of rear garden space to maintain its function as part of the biodiversity corridor in facilitating the free movement of wildlife. The existing garden is approximately 24m long and 9m wide and the rear extension will project out by only 3m from the current rear building line. The addition of the green roof to the new mansard extension also increases the opportunities for supporting biodiversity on site.
- 2.4.6 For these reasons the proposal is considered to be in accordance with the requirements of policies CC2 of the London Borough of Camden Local Plan 2017 and policy NE3 and NE4 of the Hampstead Neighbourhood Plan 2018.

2.5 Neighbouring Amenity

- 2.5.1 Local plan policy A1 seeks to protect the amenity of residents by ensuring the impact of development is fully considered. The quality of life of occupiers and neighbours are protected by only granting permission for development that would not harm the amenity of neighbouring residents. This includes factors such as light and privacy. Local plan policy A4 seeks to protect the amenity of residents in terms of noise, vibration and odour. Hampstead Neighbourhood Plan policy DH1 requires the design of developments to protect the amenity and privacy of neighbouring properties.
- 2.5.2 The part-two-storey rear extension is considered reasonable and is set back from the boundaries with adjacent properties on both sides. The two-storey element of the extension has been limited in width and therefore has less of an impact on the property to the north where the impact on daylight and sunlight would have been greater. The BRE (Building Research Establishment) use rule of thumb tests to assess the impact on light to neighbouring properties. The test requires drawing a 45-degree angle from the extension towards neighbouring windows and is done on both plan and elevation. If the angle line intersects with the proposed structure in both plan and elevation then more detailed testing is required. If the test is failed in only plan or in elevation, daylight and sunlight levels are unlikely to be adversely affected because light will continue to be received either over the roof or beyond the end of the extension.
- 2.5.3 The 45-degree angle test has been shown on the proposed ground floor plan and passes the test. Figure A below shows the officer's assessment of the 45-degree angle test in elevation. The two-storey element extension blocks the 45-degree line of the lower ground floor window of No 26 to the south but because of the orientation of the properties, the impact on this window is not considered to be materially harmful in terms of loss of light. The extension is to the north of No 26, rather than to the south where there would be a greater impact on neighbouring daylight due to the direction of the sun. The affected window is also not the only glazing at this level of No 26 (Although the remainder of the façade is not shown on the drawing provided) and therefore the impact will be limited.

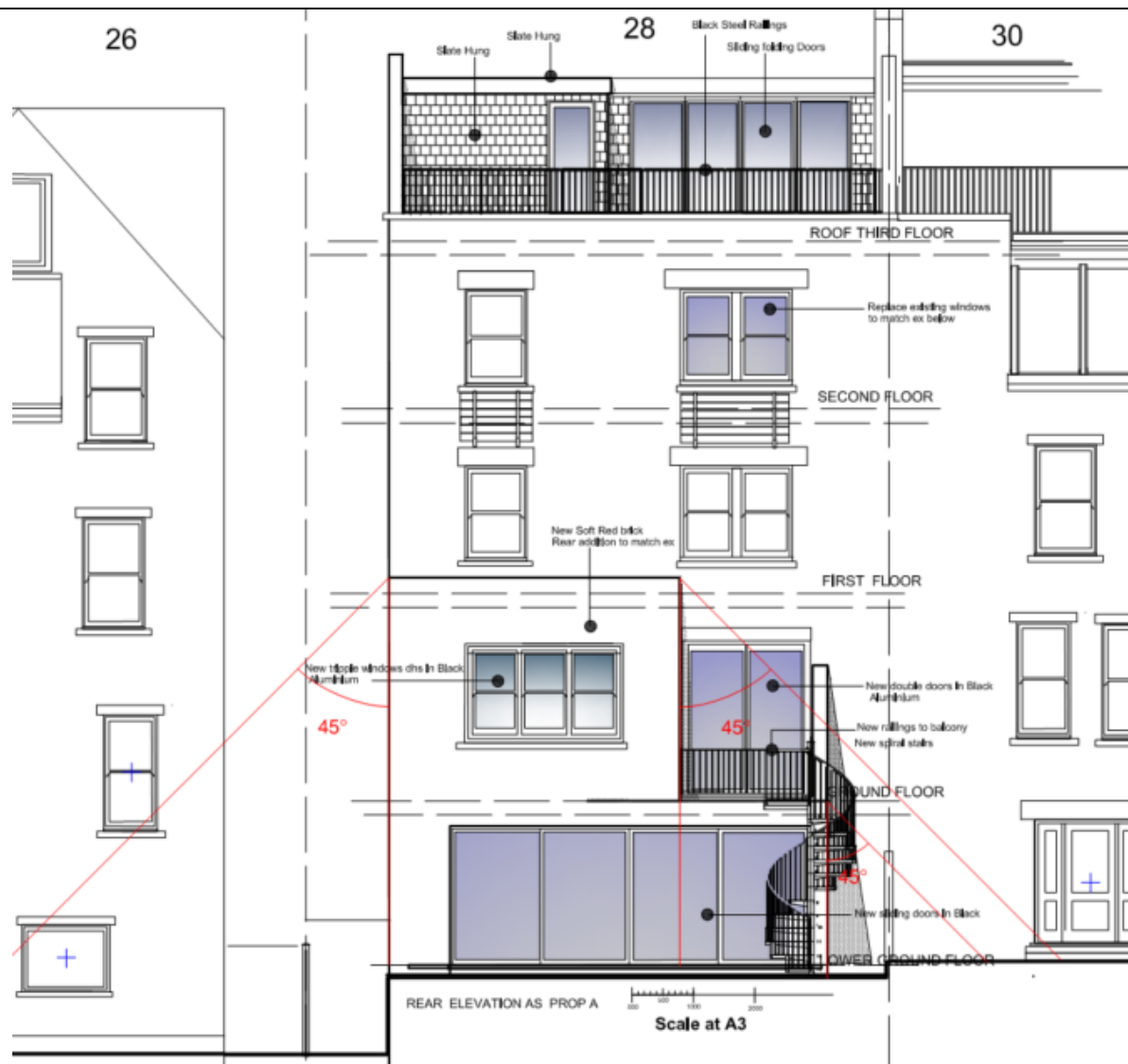


Figure A: Proposed rear elevation with 45-degree angle lines on elevation from neighbouring windows

- 2.5.4 The roof extension is deemed unlikely to have a negative impact on residential amenity as both the adjacent and attached properties have existing mansard roof forms and the new roof extension at the application site will be built against the existing built-up party wall. Several properties also have existing roof terraces at this level, including the attached property, and so the additional terrace at the application site is not considered to significantly increase the level of overlooking currently experienced in the area, but would have a similar view.
- 2.5.5 At (upper) ground level there would be a new roof terrace beside the part-width extension at this level. The roof terrace would be just over 5 sqm and there would be access to the garden via a spiral staircase. The terrace would be largely screened by a solid wall on the side towards No 30, which would prevent overlooking, but there is likely to be a view down into the neighbouring garden from the top of the spiral staircase. Because the staircase is a means of moving between ground floor and garden level rather than somewhere to linger it is not considered to be adversely harmful to the amenity of the adjacent neighbours.
- 2.5.6 Three rooflights are being added to the flat roof of the roof extension, these will be facing directly upwards and will not have any view towards nearby properties or habitable rooms, and therefore will not introduce any increased overlooking.
- 2.5.7 Other changes, such as works to the front entrance and side access are not considered by their nature to have any impact on neighbour amenity in terms of overlooking or loss of light or outlook.

2.6 Conclusion

- 2.6.1 On balance, although an argument can be made that any roof extension on the property would increase its dominance, officers consider the addition of a mansard will soften the mass of the host

building and will in some ways align it with the character of the adjacent properties in that, although different and still without the gabled form, it will have a mansard roof form at the same level. In order to prevent the property appearing more dominant on the street the mansard has been set back from the parapet wall by a minimum of 0.5m. This alteration, and the changes to the front entrance and side access are considered to be sympathetic to the conservation area and the appearance of the property as viewed from the public realm. Both the mansard and rear extension appear subordinate in relation to the host building and would employ materials sympathetic to the conservation area. A reasonable area of rear garden is retained and therefore its function as part of the local Biodiversity Corridor is retained. The reinstatement of the property to a large family dwellinghouse is also supported by policy and returns the property to its original arrangement and therefore is aligned with the established character of the Conservation Area.

- 2.6.2 Overall, the proposed works are considered acceptable, and would preserve the character and appearance of the conservation. As such, the development would be in accordance with policies A1, D1, D2, H3 and CC2 of the London Borough of Camden Local Plan 2017 and policies DH1, DH2, NE3 and NE4 of the Hampstead Neighbourhood Plan 2018.

3. Recommendation

- 3.1 Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 21st August 2023, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2023/0396/P
Contact: Miriam Baptist
Tel: 020 7974 8147
Email: Miriam.Baptist@camden.gov.uk
Date: 16 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

Neale and Norden Consultants
22 Corinne Road
London
N19 5EY

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
28 Parliament Hill
London
Camden
NW3 2TN

DECISION

Proposal:

Amalgamation of two flats into one single family dwelling. Mansard roof extension with dormer windows, new part two storey rear extension and ground floor roof terrace with rear spiral stair. Alterations to rear elevation windows. New entrance steps to the front of property, a new side access gate and new side access steps.

Drawing Nos: Location Plan D01, Site Plan Plan As Existing D02, Lower Ground Floor Plan As Existing D03, Ground Floor Plan As Existing D04, First & Second Ground Floor Plan As Existing D05/6, Roof Plan As Existing D07, Front Elevation As Existing D08, Rear Elevation As Existing D09, Side Elevation As Existing D10, Lower Ground Floor As Proposed D11A, Ground Floor Plan As Proposed D12B, First Floor Plan As Proposed D13A, Second Floor Plan As Proposed D14A, Third Floor Plan As Proposed D15B, Roof Plan As Proposed D16A, Front Elevation As Proposed D17A, Rear Elevation As Proposed D18B, Long Section AA As Existing D20, Long Section AA As Proposed D21A, Design & Access Statement 28 Parliament Hill NW3 2TN dated 8 August 2023.

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: Location Plan D01, Site Plan Plan As Existing D02, Lower Ground Floor Plan As Existing D03, Ground Floor Plan As Existing D04, First & Second Ground Floor Plan As Existing D05/6, Roof Plan As Existing D07, Front Elevation As Existing D08, Rear Elevation As Existing D09, Side Elevation As Existing D10, Lower Ground Floor As Proposed D11A, Ground Floor Plan As Proposed D12B, First Floor Plan As Proposed D13A, Second Floor Plan As Proposed D14A, Third Floor Plan As Proposed D15B, Roof Plan As Proposed D16A, Front Elevation As Proposed D17A, Rear Elevation As Proposed D18B, Long Section AA As Existing D20, Long Section AA As Proposed D21A, Design & Access Statement 28 Parliament Hill NW3 2TN dated 8 August 2023.

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 as well as policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 4 Prior to commencement of development, full details in respect of a green roof shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance
- ii. a plan and section at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
- iii. full details of planting species and density

The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, D1 and A3 of the London Borough of Camden Local Plan 2017 as well as policies NE3 and NE4 of the Hampstead Neighbourhood Plan 2018.

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 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.
- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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

Chief Planning Officer