

Application ref: 2022/4585/P
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Date: 31 August 2023

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Michael Burroughs Associates
93 Hampton Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
49 Willow Road
London
NW3 1TS

Proposal:

Details of materials and samples as required by Condition 12 a),b), c),d) of planning permission 2021/3607/P (dated 23/12/2021) for new single storey infill rear extension and amalgamation of applications approved under refs 2019/1812/P, 2020/2519/P, 2020/3203/P, 2020/3681/P for change of use of ground floor and basement levels from former pottery studio (Sui-generis) to children theatre at basement level and ancillary spaces at ground level (Sui-generis), with flue extract in existing chimney breast; replacement of existing mansard extension and front roof terrace, replacement of windows on side elevation; demolition of existing rear extensions and erection of a part one, two and three storey rear extension; basement extension.

Drawing Nos: C-32-010; C-32-011; P5-PL-31-002; P5-PL-31-003; P5-PL-31-004; P5-PL-31-006; P5-PL-31-007; P5-PL-32-010; P5-PL-32-011; P5-PL-34-101 revision A; P5-PL-31-010 revision A; Details side entrance door replacement; 21004-31-005;
Materials and sample photos: London Stock Bricks, Quartz-Zinc Plus by VMZINC;
email from agent Emma McBurney dated 30/08/2023.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for approving details:

Condition 12 a) requires details of railings at mansard level and rear terrace. The proposed railings would have simple design with metal decorative panels, and be positioned comfortably on the rear terrace parapet and behind the third-floor terrace parapet. They would be made of painted stainless steel and fit in with the character of the host building and wider area. The details provided are considered sufficient to discharge Condition 12 a).

Point b) requires manufacture specifications and sample photo of mansard cladding. The proposed mansard extension would be cladded in zinc, and a sample from Quartz-Zing Plus by WMZINC has been provided and considered acceptable to discharge this condition.

Point c) requires details of all new windows and photos of samples with their material and colour. The proposed windows within the new extension would be made of timber and their design has been slightly amended to include a timber section at the bottom and subdivision of the three panes at the top. The proposed amendment would maintain the approved opening and overall appearance of the rear extension.

A rooflight was proposed on the roof of the new extension, however it has been confirmed by applicant on email dated 30/08/2023 that this would no longer be required.

Details have been provided in relation to the shopfront at ground level. It is proposed to be replaced with a like for like shopfront 9mm thick anti-bandit glazing which is required for security purposes. The shopfront detailing such as the decorative flower would be added on the new shopfront frame proposed. Given this is a like for like replacement, it is therefore appropriate to be dealt with under this approval of details application.

Point d) requires manufacturer specification details and photos of samples of all facing materials. The extension would be cladded in London stock bricks dark weathered as original, with Flemish bond, mortar to match existing type and colour. Images of similar bricks were provided and considered acceptable.

Zinc material would be used for the roof of the rear extension and mansard (Quartz-Zing Plus by WMZINC) which is considered appropriate.

A photo of the timber sample has been submitted in and this is considered appropriate for the proposed extension.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and on the character of the conservation area.

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

- 2 You are advised that all condition 11 relating to planning permission ref 2021/3607/P (dated 23/12/2021) requires details of the Customer Management and Community Involvement Plan to be submitted prior to the use commencing.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

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