

Application ref: 2023/2635/P  
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Date: 14 September 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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London  
WC1H 9JE

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[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

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Roc Haus  
The Barn,  
Aldham House,  
Roxwell,  
CM1 4LP  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**32 Willow Road**  
**London**  
**NW3 1TL**

Proposal:

Erection of single-storey roof infill extension at second floor level, and associated alterations.

Drawing Nos: (Prefix 3540) EX00, EX01, EX03, EX04, EX05, EX06, EX07, EX08, PR03, PR04 rev A, PR05 rev A, PR06, PR07 rev A, PR08 rev A, PR09, Location Plan, Design and Access Statement, Existing Site Photos

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:

(Prefix 3540) EX00, EX01, EX03, EX04, EX05, EX06, EX07, EX08, PR03, PR04 rev A, PR05 rev A, PR06, PR07 rev A, PR08 rev A, PR09, Location Plan, Design and Access Statement, Existing Site Photos

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 proposed mansard roof extension is considered to be acceptable in siting, scale, and design, it would read as subordinate to the host building, while using matching and complementary materials including slate tiles, conservation style rooflight, and brick and window at rear. Therefore, the extension and alterations along the rear elevation would not result in undue harm to the character, appearance, or historic interest of the property. Although the roof extension would be visible from public views along Willow Road, its relatively minor width of 1.7m (along the front elevation) and historic/matching design would not result any impact to the character and appearance of the streetscene or wider conservation area.

During the course of the application the proposal was amended based on officer comments, and the mansard roof set back from the front parapet, which complies with CPG Home Improvements. Further revisions included slight changes to the rear fenestration and materiality. The revised mansard roof is now considered acceptable.

Due to the siting and scale of the proposed mansard roof extension, it is not considered there would be any impact to neighbouring residential amenity with regards to loss of light, privacy, or outlook.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No responses were received from neighbouring occupiers following statutory consultation. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposal 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 policies of the London Plan 2021 and 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 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.
- 4 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](http://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.

- 5 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-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 'DP', is centered on the page.

Daniel Pope  
Chief Planning Officer