

Application ref: 2023/1614/P  
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Date: 16 October 2023

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

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Easton Design Office  
9c York Way  
London  
N7 9GY

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**42 Willoughby Road**  
**London**  
**Camden**  
**NW3 1RU**

**Proposal:**

Widen and partial removal of existing entrance wall to replace single swing door with double swing front door, replace existing front gate with a new gate, new bin and bike storage, removal of existing sash dining window and partial removal of wall to accommodate new french doors.

Drawing Nos: 00.001, 00.100, 00.110, 00.111, 00.112, 00.308, 00.309, 00.310, 00.311, 00.312, 00.313, 00.400, 00.401, 00.402, Design and Access Statement.

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: 00.001, 00.100, 00.110, 00.111, 00.112, 00.308, 00.309, 00.310, 00.311, 00.312, 00.313, 00.400, 00.401, 00.402, Design and Access Statement.

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 Reasons for granting permission:

External alterations are proposed to: widen and partially remove the existing entrance wall to replace a single front door with a double swing front door, existing front steps to be removed and replaced with new steps to be clad in portland stone, replacing the existing front gate with a new iron gate (integrated post-box in black and a integrated buzzer) and railings, new bin storey and bike store would be added behind the front wall, removal of existing rear sash window and replace with french doors and internal glass balustrade.

The new front gate and railings would be similar in design to the iron railings to the neighbouring site (1 Denning Road) and the new front door and rear window replacement would be similar design to the existing fenestration on the building and would therefore be acceptable.

Given the location of the external changes at ground floor level and being minor in nature and well as sensitive in the detail of the design, it is not considered the proposal would have an impact on the street scene. The bin and the bike store have been located to the sides of the existing path and due to the wall and their location, they are adequately screened from both Willoughby Road and Denning Road. Therefore, these alterations would not be harmful to the character and appearance of the subject dwelling or the surrounding Hampstead Conservation Area.

Due to their minor nature and location, the proposal will not harm the amenity of any 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 was taken into account when coming to this decision.

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.

Therefore, it is considered that the proposed development would not significantly detract from the character and appearance of the subject dwelling or the surrounding conservation area. The proposal would be in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017 and with policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the policies of the London Plan 2021 and the National Planning Policy Framework 2023.

- 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.

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', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer