

Application ref: 2023/2670/P  
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Date: 24 November 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)

Alexander Martin Architects Limited  
Unit 20  
43 Carol Street  
London  
NW1 0HT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 5**  
**4 Rossllyn Hill**  
**London**  
**Camden**  
**NW3 1PH**

Proposal: Demolition of existing pitched roof, proposed first floor infill extension with balcony and green roof.

Drawing Nos: Design and Access statement; Location Plan; EX-100; GA-100 Rev A; GA-200 Rev A; GA-300 Rev A

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

Design and Access statement; Location Plan; EX-100; GA-100 Rev A; GA-200 Rev A; GA-300 Rev A

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 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 Reasons for granting permission.

The proposal seeks an infill extension over the existing first floor, this would raise the eaves height to 3m and facilitate a small balcony area, which would not project any further than the existing rear elevation. This would result in an additional 5sqm of kitchen space and 3.6sqm of outside space to the unit. The rear elevation would be finished in white stucco. A small terrace area with black metal balustrades has been proposed to provide a small amount of external space.

Located on the rear elevation, the proposed roof terrace and balustrade would be marginally visible from the junction of Pond Street and Hampstead Hill Gardens, however this will be high level and not obtrusive in the street scene. While there are no similar terraces on the rear elevation of this row of properties, there is a front terrace on the adjoining front elevation, therefore the development would not appear out of keeping within its surroundings.

Consultation has been sought from Camden's conservation team and no concerns have been raised for either raising the eaves for the additional indoor space or the terrace, it is therefore considered that the proposal preserves the character and appearance of the host building on the local list and the wider area. The black metal balustrade and fenestration would be consistent with other similar properties within the area and would be consistent to the character of the dwelling.

Whilst it was considered that the proposed terrace would generate some overlooking impact on the neighbouring properties, officers do not consider these impacts would be significant enough to warrant a refusal considering the

high level of this terrace. Given the footprint of the proposed terrace, officers consider that the use may generate some level of increased noise and disturbance; however, not to a degree that would be materially harmful level that would harm neighbouring amenity, additionally the footprint will not cause a loss of light or a sense of enclosure to neighbouring residents.

No objections have been received prior to making this decision. The Hampstead Neighbourhood forum and Hampstead CAAC raised no objection. 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, DH1 and DH2 of the Hampstead Neighbourhood Forum. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 2023.

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 centered within a light gray rectangular box.

Daniel Pope  
Chief Planning Officer