

Application ref: 2023/1777/P
Contact: Fast Track GG
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Date: 21 December 2023

Development Management
Regeneration and Planning
London Borough of Camden
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London
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Phone: 020 7974 4444

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Blackdog
Bury Barn
Brent Pelham
SG90AN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**48 Rossllyn Hill
London
NW3 1NH**

Proposal:

Replacement of rear glazed roof with new glazed roof (part retrospective).

Drawing Nos: SITE01; BLOCK02; EX01; PR01 Revision B; Existing photographic survey.

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: SITE01; BLOCK02; EX01; PR01 Revision B; Existing photographic survey.

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.

Informative(s):

- 1 Reasons for granting permission

The application relates to a building built as the Rosslyn Arms public house in 1869. It is within the Hampstead Conservation Area and is identified as a building which makes a positive contribution to the character and appearance of the area.

The proposal involves the replacement of a rear metal glazed roof lantern with sliding glazed panels, with a Polyester Powder Coating (PPC) painted finish to match the previous. It is partly retrospective following the withdrawal of a previous planning application on 19th December 2022 (2021/5658/P).

Following recommendation from officers, a revision was received to increase the height of the brick work rather than adding a trellis which was considered to add more clutter. The new brickwork parapet would also match the existing.

The rear glazed roof is acceptable in terms of material, location and design.

Overall therefore, the proposal is considered to be sympathetic to the existing appearance of the host property in terms of design, location, size and materials, and would preserve the character and appearance of the building, streetscene and Hampstead Conservation Area, and as such, is acceptable.

Due to the nature of the proposed works they are not considered to result in harm to the amenity of neighbouring occupants.

No objections were received prior to the determination of the application. The site's planning and appeals history has been 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 Hampstead Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies A1, CC1, 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 London Plan 2021; and the provisions of the 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) 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 It is noted that the outline of a kitchen extract is currently detailed on the submitted drawings, but does not form part of the application proposals or this approval. Please be advised that these works may require Planning Permission.

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 in the upper left quadrant of the page. The signature is fluid and cursive.

Daniel Pope
Chief Planning Officer