

Application ref: 2023/4434/P
Contact: Alex Kresovic
Tel: 020 7974 3134
Email: Alex.Kresovic@camden.gov.uk
Date: 22 December 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

New Methods Architecture Ltd
Flat 1
1 Stanger Road
London
SE25 5JU
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
12 Rossllyn Mews
London
NW3 1NN

Proposal:

Replacement of existing external spiral stair on 3rd floor with new enclosed staircase leading to existing roof terrace and replacement of all external windows with double glazed sash windows to match existing with addition of roof lights and associated works.

Drawing Nos:

Design and Access Statement dated Sept 2023 (Rev B), 010 dated 18.08.2022 (Rev B), 011 dated 11.09.2023 (Rev C), 020 dated 11.09.2023 (Rev B), 021 dated 11.09.2023 (Rev B), 200, 050 dated 18.08.2022 (Rev B), 051 dated 11.09.2023 (Rev C), 060 dated 11.09.2023 (Rev C), 061 dated 11.09.2023 (Rev C), 250 dated 11.09.2023 (Rev B), 100.

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 dated Sept 2023 (Rev B), 010 dated 18.08.2022 (Rev B), 011 dated 11.09.2023 (Rev C), 020 dated 11.09.2023 (Rev B), 021 dated 11.09.2023 (Rev B), 200, 050 dated 18.08.2022 (Rev B), 051 dated 11.09.2023 (Rev C), 060 dated 11.09.2023 (Rev C), 061 dated 11.09.2023 (Rev C), 250 dated 11.09.2023 (Rev B), 100.

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 Hampstead Neighbourhood Plan 2018 DH1 and DH2.

Informative(s):

- 1 Reasons for granting permission:

The proposal seeks to remove the external spiral staircase on the 3rd floor rear balcony to provide internal access to existing roof terrace. The existing wrought iron railing wrapped around the roof terrace will be replaced with a 1.1m high louvers. This would be setback 1m from edge, so it is not visible from the street scene.

Along the streetscene, there would be no visible alterations to building except for replacing the single glazed sash windows with Conservation style double glazed sash windows. The rendered sections of the rear elevation are to be re-rendered with white wash render. The proposed new window to the kitchen is to be replaced with obscure glazing with an openable roof light for natural ventilation at the flat roof above

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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is not considered to cause any detrimental impact on amenity in terms of loss of light and outlook.

One objection was received from the freeholder which cited that works have commenced without the approval of the freeholder and the breach of clauses within the leasehold agreement. The works that have commenced are works that are considered to be de minimis and therefore can carry on without planning permission, however that being said, the agent has advised the works

have stopped. The breach of clauses within the leasehold agreement is a civil matter between the freeholder and leaseholder, which is not considered as part of the planning process. This and the planning history of the site have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies D1 and D2 of Camden Local Plan 2017 and Hampstead Neighbourhood Plan 2018 DH1 and DH2. The development would also accord with the National Planning Policy Framework 2023 and the London Plan 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.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer