

Application ref: 2023/2673/P  
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Date: 22 January 2024

**Development Management**  
Regeneration and Planning  
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Dariusz Szul  
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London  
NW10 2PB  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat C**  
**39 Rossllyn Hill**  
**London**  
**NW3 5UJ**

Proposal: Loft conversion incorporating rear dormer with terrace and two skylights within the flat part of the main roof.

Drawing Nos: Location Plan, Block Plan, 0611-01 Rev. A, 0611-02 Rev. C, 611-03 Rev. A, 611-04 Rev. A, 0611-05, 611-06 Rev. C, 0611-07 Rev. C.

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: Location Plan, Block Plan, 0611-01 Rev. A, 0611-02 Rev. C, 611-03 Rev. A, 611-04 Rev. A, 0611-05, 611-06 Rev. C, 0611-07 Rev. C.

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 proposal is for the erection of a rear dormer and terrace, infilling of the existing butterfly roof and installation of two roof lights to facilitate the conversion of the existing roof into habitable space.

The application site is an upper floor flat located within a converted former dwelling house. It is not a listed or locally listed building, though it is considered a positive contributor within the Fitzjohns Netherall Conservation Area. It is located with the Hampstead Neighbourhood Plan area.

The proposal has been amended so that the rear dormer extension is now subordinate to the existing roof, by virtue of being set away from the sides of the property as well as the roof ridge and eaves. It would appear similar to other dormer extensions evident in the local area, for example that at 35 Rosslyn Hill. The infilling of the butterfly roof has also occurred elsewhere, both at 35 and 31 Rosslyn Hill. The installation of roof lights on the top of the converted roof would not be visible from street level. The materials to be used in the proposal would match the existing property.

As such, it is considered that the proposal is acceptable in design terms, and in terms of its impact on local heritage. The development is also acceptable in terms of its amenity impacts, and for all other reasons.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

No objections have been received prior to making this decision. 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 London Borough of Camden Local Plan 20117 and policy DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with 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 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



Daniel Pope  
Chief Planning Officer