

Application ref: 2023/0979/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
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Farrow Silverton  
6 Hale Lane  
Mill Hill  
London  
NW73NX  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A**  
**30 Heath Street**  
**Camden**  
**NW3 6TE**

Proposal:

Rear roof extension with roof terrace.

Drawing Nos: 05.1120.PLAN\_100\_A\_Site and Location Plan,  
05.1120.PLAN\_101\_B\_Existing Plans - First Floor and Second Floor,  
05.1120.PLAN\_102\_Existing Plans - Third Floor and Roof Plan,  
05.1120.PLAN\_103\_Existing Rear elevation, 05.1120.PLAN\_104\_B\_Existing Section A-A,  
05.1120.PLAN\_105\_C\_Proposed Plans - Third Floor, Fourth Floor and Roof Plan,  
5.1120.PLAN\_106\_A\_Proposed Rear Elevation, 05.1120.PLAN\_107\_A\_Proposed  
Section A-A, 05.1120.PLAN\_108\_Proposed Staircase Section B-B, 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: 05.1120.PLAN\_100\_A\_Site and Location Plan, 05.1120.PLAN\_101\_B\_Existing Plans - First Floor and Second Floor, 05.1120.PLAN\_102\_Existing Plans - Third Floor and Roof Plan, 05.1120.PLAN\_103\_Existing Rear elevation, 05.1120.PLAN\_104\_B\_Existing Section A-A, 05.1120.PLAN\_105\_C\_Proposed Plans - Third Floor, Fourth Floor and Roof Plan, 05.1120.PLAN\_106\_A\_Proposed Rear Elevation, 05.1120.PLAN\_107\_A\_Proposed Section A-A, 05.1120.PLAN\_108\_Proposed Staircase Section B-B, 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 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 Reasons for granting permission.

The proposal involves the construction of a modest rear roof extension at third floor level and an associated roof terrace on the existing flat roof. The property, and the terrace of which it is part, is a positive contributor to the Hampstead Conservation Area. The property overlooks Oriel Place to the rear, which connects Heath Street to Hampstead High Street. There would be no change to the building's principal elevation on Heath Street.

In terms of design and external appearance, the flat-topped roof extension is modern and designed to appear as subordinate to the existing building, situated behind the existing pitched roof and between two party walls/chimney breast. The extension would be setback from the rear building line substantially, shy of the adjacent chimney breasts, and would only be marginally visible from the public realm below. The visual impact of the development is considered minor, the balustrade would be visible in part from Oriel Place and the top of the roof extension may also be glimpsed from very limited vantage points. For this reason, although the proposal would be visible in private views, the impact on the conservation area is limited.

The rear elevation would be full height glazing which would give access to the roof terrace. The terrace has been reduced in scale, in line with Officer feedback, and would be limited to the main area of the roof rather than extending out on to the rear outrigger protrusion. The balustrade would be a

traditional, metal, vertical railing which is considered appropriate.

One objection was received during the course of the application which has been addressed by the design revision. The planning history of the site 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 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 proposed development is in general accordance with Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018, Policies A1, D1 and D2 of the Camden Local Plan 2017, as well as 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 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 typed name and title.

Daniel Pope  
Chief Planning Officer