

Application ref: 2023/1778/P  
Contact: Fast Track GG  
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Date: 12 March 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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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 existing ground floor shopfront doors and windows (Part Retrospective).

Drawing Nos: SITE01; BLOCK01; PR 02 Revision D; Existing Photographs (x 3 pages).

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 shall be implemented in its entirety within 1 year of the date of this permission.

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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: SITE01; BLOCK01; PR 02 Revision D; Existing Photographs (x 3 pages).

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 existing ground floor shopfront doors and windows and is partly retrospective. An enforcement appeal (EN22/0760) is currently under consideration with the Planning Inspectorate with regard to the replacement of the shopfront.

This application originally sought permission to change the shopfront design and to alter the central window into doors as it has been implemented in double glazed hardwood timber.

However, following recommendation from officers, revisions were received to re-introduce the central window with a C19th style one to one timber sash in order to reflect its nineteenth century character. This building was designed as a public house, with public bar and saloon access on either side of a central window, and that remains its prevailing appearance.

The hardwood timber doors would be painted or stained finish and the new timber sash windows would be painted finish to match the doors.

The shopfront 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 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 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 'DP', is centered within a light gray rectangular box.

Daniel Pope  
Chief Planning Officer