

Application ref: 2024/0497/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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London  
WC1H 9JE

Phone: 020 7974 4444

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Neale and Norden Consultants  
22 Corinne Road  
London  
N19 5EY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A**  
**70 Parliament Hill**  
**London**  
**NW3 2TJ**

Proposal:

Installation of three french doors, enlarged window and new stair and landing to rear elevation, and new windows to front and side elevations

Drawing Nos: Site Location Plan D01; D02; D03; D04A, D05A; D06; D07A; D08; D09A; D10; D11; D12; D13 & D14

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:

Site Location Plan D01; D02; D03; D04A, D05A; D06; D07A; D08; D09A; D10; D11; D12; D13 & D14

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 policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

#### Informative(s):

- 1 The proposal includes various changes to the front, sides and rear of the ground and lower ground floor residential flat at the application site. The changes include the creation or enlargement of several windows, and replacing some with French doors at the rear to form new or widened accesses into the rear garden, and a proposed new external metal staircase down into the garden from rear ground floor level. Finally, an existing rear bay window is being removed and replaced with a set of French doors at the back of the existing closet wing projection.

The property is located in the South Hill Park Conservation Area (sub area two), and is considered to make a positive contribution.

The property will remain in residential use, but the new owners wish to make some alterations to bring more light into the flat, especially to the front and sides. At the front a new white painted timber framed one over one sash window is proposed at lower ground level with the header level with the top of the steps leading from the drive into the small front lightwell. This won't be seen from the street, as the existing steps are also well hidden from view. The design is in keeping with the rest of the host property windows.

On the northern (side) elevation, a door is proposed to be altered to a small timber framed sash window at lower ground floor level to serve a new bathroom, and on the southern side, an existing dummy window is proposed to be opened up to form a new timber sliding sash window at ground floor level at the top of the existing internal staircase. The existing electric connection boxes will need to be relocated away from the dummy window, but the proposals on both sides are acceptable in terms of design.

At the rear, one centrally located window at ground floor and a single glazed door at lower ground floor will be opened up to form French door openings. The doors have been amended to line up directly above each other, and the

design of the French doors has also been simplified to match the existing traditional Victorian windows on the rear elevation. The materials have also been amended to white painted timber. In addition, one window of the projecting bay to the northern side of this elevation is proposed to be lengthened to match its neighbour, and a small projecting bay built of hardwood is to be removed from the closet wing extension and the opening replaced with another set of timber French doors. All of the proposed doors and windows are considered to enhance the character of the conservation area and are therefore acceptable.

Finally, a set of black painted metal steps is proposed from the ground floor to the garden level below, leading from the new French door opening in the centre on the building. The steps will have a small top landing, with a straight run of steps projecting close to the end of the closet wing extension. The landing and steps would not cause any overlooking harm to other residential properties and any views into neighbouring gardens from this location already exist from upper floor windows, and therefore, the steps are considered to be acceptable.

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 adverse impacts on the amenity of adjoining residential occupiers.

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 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 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