

Application ref: 2023/4182/P
Contact: David Fowler
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Date: 10 May 2024

Development Management
Regeneration and Planning
London Borough of Camden
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Guttfeld Architecture
6 Station Terrace
Twyford
Berkshire
RG10 9NE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
33 Willoughby Road
London
NW3 1RT

Proposal:
Relocation of the front door, replacement glazing and external refurbishment.

Drawing Nos: Heritage Statement (Vitruvius) September 2023, 064 P S A, 064 EL NW, 064 EL SE (Rev A), 064 P 03, 064 BP, 064 EL N (Rev A), 064 P 01, 064 P 02, 064 P 00 (Rev A).

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:

Heritage Statement (Vitruvius) September 2023, 064 P S A, 064 EL NW, 064 EL SE (Rev A), 064 P 03, 064 BP, 064 EL N (Rev A), 064 P 01, 064 P 02, 064 P 00 (Rev A).

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 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).

- 2 Reasons for granting permission.

The site is a single-family dwelling house within the Hampstead Conservation Area.

There are no extensions under the proposals, nor are there significant new openings and therefore there would be no amenity impact.

The external changes at both the front and rear are minor, in keeping with the character of the house and would not impact on the character of the conservation area.

No objections have been received to the application.

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.

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 2018-2033. The proposed development also

accords with the London Plan 2021 and the National Planning Policy Framework 2023.

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-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 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer