

Application ref: 2024/1638/P
Contact: Brendan Versluys
Tel: 020 7974 1196
Email: Brendan.Versluys@camden.gov.uk
Date: 9 July 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

IPA Architects
64
Kings Road
Teddington
TW11 0QD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**5 Oak Hill Park Mews
London
NW3 7LH**

Proposal:

Use of existing roof as a terrace and erection of associated balustrade, new rooflight with access.

Drawing Nos: Plans: EX-0002, P1; EX-0001, P1; EX-1003, P1; EX-1002, P1; EX-1001, P1;
EX-1000, P1; PL-0002, P1; PL-0002, P1; EX-3002, P1; PL-3001, P1; PL-3000, P1;

Supporting information: Fire Strategy Report prepared by IPA Architects, April 2024; Design and Access Statement prepared by IPA Architects, April 2024;

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- EX-0002, P1; EX-0001, P1; EX-1003, P1; EX-1002, P1; EX-1001, P1; EX-1000, P1; PL-0002, P1; PL-0002, P1; EX-3002, P1; PL-3001, P1; PL-3000, P1;

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.

- 4 A privacy screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected at the roof terrace edge with 4 Oak Hill Park Mews, prior to commencement of use of the roof terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policies A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission

The proposal involves the creation of a roof terrace at 3rd floor level above the mews property. The terrace would be setback approximately 2.3m from the edge of the building's front elevation. Glass balustrades would be constructed at the front and rear of the roof terrace. The terrace would be accessed by a new access rooflight.

The materiality, positioning and height of the glass balustrades would match the the glass balustrades approved at the roof terrace of the adjoining property, 4 Oak Hill Park Mews (2021/0989/P). Visibility of the balustrades would generally be restricted from the public-realm. Therefore, balustrades and formation of the roof terrace would be entirely consistent with the existing design and character of the existing roofscape.

The character of the Hampstead Conservation Area would not be adversely effected.

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 roof terrace will only be used by one residential unit, and therefore would have an appropriate intensity of use.

The roof terrace would not enable overlooking of any habitable rooms of adjacent properties.

No objections have been received. The site's planning history has been taken into account.

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. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 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.
- 3 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).
- 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) 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-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 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer