

Application ref: 2024/1930/P
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Date: 8 July 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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www.camden.gov.uk/planning

Sputnik Studio
92 Dresden Road
London
N19 3BQ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
6 Rossllyn Hill
London
NW3 1PH

Proposal: Demolition of the existing shed in the rear garden and the erection of a single storey greenhouse, a single storey gazebo, and a single storey sauna room in the rear garden, together with the erection of a cycle storage shed within the front garden.

Drawing Nos: 0-001; 1-001; 1-010; 1-011; 1-020; 1-030; 1-040; 1-050; 761/12; 761/16;
Heritage, 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:

0-001; 1-001; 1-010; 1-011; 1-020; 1-030; 1-040; 1-050; 761/12; 761/16;
Heritage, 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, DH2 of the Hampstead Neighbourhood Plan 2018

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction".

All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of any works on site, details of the design of outbuildings foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development . Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local

planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 The outbuilding hereby approved shall only be used for ancillary purposes to Flat 1, 6 Rossllyn Hill and shall not be used as a separate residential dwelling or a business premises.

Reason: To protect the residential amenity of neighbouring occupiers and prevent substandard living accommodation and excessive on-street parking pressure in accordance with policies A1, H6 and T2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application site is located on the northeastern site of Rossllyn Hill at No.6 and the application relates to the ground floor flat only (Flat 1). The site is located within the Hampstead Conservation Area, and the application property is not, nor is it adjacent to, a listed building.

Planning permission is sought for the erection of three single storey outbuildings within the rear garden and a single storey cycle storage shed within the front garden. Within the rear garden there would be a greenhouse, gazebo, and sauna. The greenhouse would be 5.1m wide, 3.1m deep and 3.5m high with eaves height of 2.1m and would comprise a brick dwarf wall (<1m high) for the base, with the upper walls and roof being glass, with openable glass vents and a glass door. The gazebo would be 2.8m wide, 2.8m deep and 2.21m high with a flat roof, comprising timber walls, a dark grey EPDM/metal roof, windows with timber louvres/slats, and an open frame (no door panels). The sauna would be 2.8m wide, 2.3m deep and 2.31m high with a flat roof and would comprise timber walls, a dark grey EPDM/metal roof, and grey/bronze tempered double glazing windows and door. The outbuildings would appear subordinate to the main dwellinghouse in terms of bulk, mass, height and footprint and an acceptable amount of garden amenity space would be retained, owing to the generous size of the rear garden. The outbuildings would be integrated into the existing treed character of the garden, using appropriate materials for a garden setting, and would not detract from the open character of the garden. The existing boundary treatments would be retained.

Within the front garden, the proposed cycle storage shed would be approximately 1.6m high, 2.6m wide and 2m deep. The shed would be timber clad with a green roof which are suitable materials. The scale of the proposed shed would be appropriate for the front garden context and the shed would sit behind the existing front garden wall and hedging and therefore would have limited visibility from the public realm.

No tree removal is proposed as part of the works. No strip foundations will be used within root protection areas (RPA) and an elevated foundation system will be used to avoid compaction of the soil within the RPAs. Trial holes will be dug by hand prior to decision on the positions of the hand-driven screw piles, which will be adjusted to avoid tree roots. The proposal has been reviewed by Council's Tree and Landscape Officer who is satisfied with the proposed pile methodology and has requested the inclusion of conditions requiring the submission and approval of a Tree Protection Plan and details of the foundation design prior to the commencement of works. The applicant has also proposed the planting of 13 trees as part of the landscaping plan which will be secured via condition.

Overall, Officers consider that the proposal would not cause harm to the character and appearance of the Hampstead Conservation Area, noting that special attention has been paid to the desirability of preserving or enhancing the character and appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Given the scale, siting and design, the proposal is not considered to harm neighbouring amenity in terms of loss of light, outlook, overlooking and privacy. The outbuildings would not be located in close proximity to surrounding residential buildings and are limited in height.

A condition is attached stating that the outbuildings shall only be used for purposes ancillary to the enjoyment of the flat, and that it cannot be used for separate business or living means.

No objections were received prior to making this decision. The site's planning history has been taken into account when coming to this decision.

- 2 As such, the proposal is in general accordance with policies D1, D2, A1 and A3 of the Camden Local Plan 2017 and A3 of the Camden Local Plan 2017 and policies DH1, DH2 and NE2 of the Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.
- 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 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.

- 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) 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



Daniel Pope
Chief Planning Officer