

Application ref: 2024/3124/P
Contact: Nick Baxter
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Date: 20 September 2024

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

Phone: 020 7974 4444

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

Heritage Information Ltd
87 East Sheen Avenue
London
SW14 8AX
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1st And 2nd Floor
15 Church Row
London
Camden
NW3 6UP

Proposal:

Internal alterations and external alterations to rear roof slope and roof terrace.
Drawing Nos: PL01002 PL1, PL01005 PL2, PL01003 PL2, PL01004 PL2, PL01006
PL2, PL05002 PL2, PL05001 PL2, PL02004 PL1, PL02002 PL1, PL02001 PL1,
PL02005 PL1, PL02003 PL1

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:

PL01002 PL1, PL01005 PL2, PL01003 PL2, PL01004 PL2, PL01006 PL2, PL05002 PL2, PL05001 PL2, PL02004 PL1, PL02002 PL1, PL02001 PL1, PL02005 PL1, PL02003 PL1

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 The site is a grade-II-listed neo-Georgian house of 1924 making a positive contribution to the Hampstead Conservation Area. It has been converted into two flats, the application site occupying the first floor and the loft.

The proposal was subject to pre-app advice (2024/1216/PRE) which has been largely incorporated.

At first-floor level, the applicant wishes to alter previously altered partitions, as well as modify openings. Two non-original daises beside windows in the rear are to be removed.

At second-floor level, an existing inset dormer is to be replaced with a dormer of traditional form. After negotiation, this has been reduced in scale to something more akin to the original form. The terrace deck will be lowered and a handrail installed. The character and appearance of the conservation area will be preserved.

The proposed works will not harm neighbouring amenity as there is no significant change to the roof terrace.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021.

- 2 Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is below the de minimis threshold, meaning it does not impact an onsite priority habitat and impacts less than 25sqm of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of linear habitat .

- 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) 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 the National Planning Policy Framework.

You can find advice about your rights of appeal at:

[https://www.gov.uk/appeal-planning-decision.](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