

Mr Richard Webb  
WEBB ARCHITECTS LIMITED  
Studio B 7 Wellington Road,  
London,  
NW10 5LJ

Application Ref: **2015/3569/P**  
Please ask for: **Anna Roe**  
Telephone: 020 7974 **1226**

8 September 2015

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**7 & 8 Oak Hill Park Mews**  
**London**  
**NW3 7LH**

Proposal:  
Installation of accessible roof lights and new plant room at roof level.  
Drawing Nos: 1080.03.14(S); 1080.03.13(U); 1080.03.12(W); 1080.03.11(U);  
1080.02.17(E); 1080.02.14(D); 1080.02.12(E); 1080.01.17(S); 1080.01.15(S);  
1080.01.12(A); 1080.03.04(A); 1080.03.03; 1080.03.02(A); 1080.03.01; 1080.02.07;  
1080.02.04; 1080.02.02; 1080.01.07(B); 1080.01.06(B); 1080; 1080.01.01(A);  
1080.01.02(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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1080.03.14(S); 1080.03.13(U); 1080.03.12(W); 1080.03.11(U); 1080.02.17(E); 1080.02.14(D); 1080.02.12(E); 1080.01.17(S); 1080.01.15(S); 1080.01.12(A); 1080.03.04(A); 1080.03.03; 1080.03.02(A); 1080.03.01; 1080.02.07; 1080.02.04; 1080.02.02; 1080.01.07(B); 1080.01.06(B); 1080; 1080.01.01(A); 1080.01.02(A).

Reason:

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

- 4 The flat roof of the building made accessible via the roof lights hereby approved shall not be used at any time as a roof terrace or amenity area without the express permission of the Council.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed accessible roof lights and new plant room are subordinate in scale to this three storey pair of semi-detached dwellings. The design of the proposed plant room mirrors the rectangular massing of the host building and the choice of material reflects the use of timber cladding elsewhere on the building.

The proposed roof lights and new plant room would not be readily visible from the street scene or wider public realm, as they would be set back from the parapet wall. Mature trees located to the north and south-west of the property would further screen the new plant room. Consequently, the proposal is not considered harmful to the character and appearance of the host building, street scene or Hampstead Conservation Area.

Due to the proposals size and location, it would not harm the amenity of any adjoining residential occupiers.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
Director of Culture & Environment