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London  
NW4 1NW

Application Ref: **2016/4714/P**  
Please ask for: **Matthew Dempsey**  
Telephone: 020 7974 **3862**

15 November 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 2**

**No. 4 Hampstead Hill Gardens**

**London**

**NW3 2PL**

Proposal:

Glazed enclosure of existing rear lightwell with new steps to access lower ground floor.

Drawing Nos: Site location Plan (2160/05), 2160/01, 2160/02 A, 2160/03, 2160/04 A, 2160/05, 2160/06 & 2160/07.

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 policies 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 Site location Plan (2160/05), 2160/01, 2160/02 A, 2160/03, 2160/04 A, 2160/05, 2160/06 & 2160/07.

Reason:

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

Informative(s):

- 1 Reasons for Granting

4 Hampstead Hill Gardens is a large detached red brick house, circa 1876-1881 built by Batterbury and Huxley. It is Grade II listed and sits within the Hampstead Conservation Area. This property was converted into 4 self-contained flats during the 1980s. Flat 2 occupies part of the ground floor and lower ground floor to the south side of the property. The proposal comprises works to the rear light-well and involves: the reconstruction of the retaining wall to the light-well; replacement of the access steps from the lower ground floor to the patio area; and the enclosure of the light-well with a white aluminium framed double glazed roof.

A single storey rear extension to flat 2 at ground floor level was carried out in the 1980s and around the same time ground and first floor rear windows were all changed from the original sash style to inward opening timber patio doors. It is proposed to alter one existing window to the property as part of the works; however, this is not an original feature, being part of the later extension, and would therefore not harm the special interest of the listed building. The proposed glazed roof will sit underneath the line of the existing wrought iron Juliet balconies of the ground floor windows, and the reconstruction of the retaining wall and its position at the rear of the building will mean the proposed new structure will be concealed from view from the public realm.

In addition there will be very little visual impact on neighbouring flats within No 4 Hampstead Hill Gardens, or the properties to the north and east as there is a large garden space between these properties and Flat 2. Furthermore the proposal is completely shielded by the ground floor extension to any views from a southerly direction. The proposed new stairs are far more accessible than the existing, which is welcomed.

No objections were received prior to making this decision. The site's planning

history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with the National Planning Policy Framework 2012, the London Plan 2015, the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS14 (promoting high quality design and conserving our heritage) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies; DP24 (Securing high quality design) DP25 (Conserving Camden's heritage) DP26 (Managing the impact of development on occupiers and neighbours) DP29 (Improving access).

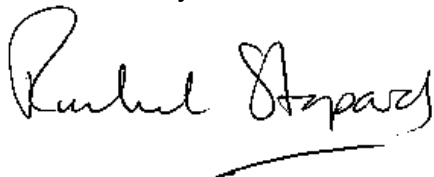
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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



Rachel Stopard  
Executive Director Supporting Communities