

Mr Richard MacRae
EDRM
11A Eagle Street
Ipswich
IP4 1JA

Application Ref: **2017/0402/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

8 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
Bickersteth House
31 Grove Place
London
NW3 1JS

Proposal: Increased in height of the pitched roof and installation of new rooflights, alteration to the fenestration at the front and rear elevations (Class C3).

Drawing Nos: Site Location Plan; (Prefix: 16.12.) 100_PL; 101_PL; 102_PL; 103_PL; 104_PL; 105_PL; 106_PL; 107_PL; 108_PL; 109_PL; 110_PL; 111_PL; 112_PL; 113_PL; 120_PL; 121_PL; 131_PL; 132_PL; 133_PL; 134_PL; 135_PL; 136_PL; 137_PL; 138_PL; 139_PL; 140_PL; 141_PL; 142_PL; 201_PL; 202_PL; 203_PL_A; 204_PL_B; 205_PL_A; 206_PL_A; 207_PL_A; 208_PL_A; 209_PL_B; 210_PL_A; 211_PL_B; 212_PL_B; 213_PL_A; 250_PL; and 254_PL.

Reports: Design and Access Statement Incorporating Heritage Statement prepared by EDRM+DSDHA.

The Council has considered your application and decided to grant permission subject to the following conditions:



Conditions and Reasons:

- 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 Site Location Plan; (Prefix: 16.12.) 100_PL; 101_PL; 102_PL; 103_PL; 104_PL; 105_PL; 106_PL; 107_PL; 108_PL; 109_PL; 110_PL; 111_PL; 112_PL; 113_PL; 120_PL; 121_PL; 131_PL; 132_PL; 133_PL; 134_PL; 135_PL; 136_PL; 137_PL; 138_PL; 139_PL; 140_PL; 141_PL; 142_PL; 201_PL; 202_PL; 203_PL_A; 204_PL_B; 205_PL_A; 206_PL_A; 207_PL_A; 208_PL_A; 209_PL_B; 210_PL_A; 211_PL_B; 212_PL_B; 213_PL_A; 250_PL; 254_PL.

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

- 4 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including sections at 1:10 of all external doors.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informatives:

1 Reasons for granting permission.

The proposed raising of the roof level by approximately 750mm together with the associated alterations to the fenestration and installation of rooflights are considered acceptable. The proposed increase in height is not considered to harm the character or appearance of the Hampstead Conservation Area. There are many buildings surrounding this site which are considerably taller than the host building which would result in the change being fairly minimal within the scale of the building's context. The change in height would also only slightly alter the buildings appearance, proportions and overall design; it will bring its height in line with the former hall which sits adjacent to the north. The proposed rooflights are considered have minimal visible impact upon the Hampstead Conservation Area from views along Well Road and any views beyond.

The proposed increase in height of the application site is not considered to significantly harm the levels of daylight and sunlight to reach the adjoining live/work studios at nos. 1 & 2 Wellmount Studios nor is it considered that the proposal will significantly overshadow these adjoining premises. It is not considered that the proposed installation of rooflights will create any significant impact on the amenities of adjoining residential occupiers in terms of overlooking.

No objections have been received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under Section 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 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 and DP26 of the London Borough of Camden Local Development Framework Development Policies, and policies A1, D1 and D2 of the emerging London Borough of Camden Local Plan. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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.

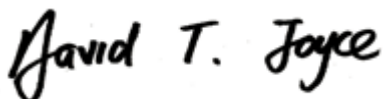
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

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



David Joyce
Director of Regeneration and Planning