

Miss Melanie Whittington
Melanie Whittington
11 Melbourne Road
London
E17 6LR

Application Ref: **2017/1818/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

5 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
29 Willow Road
London
NW3 1TL

Proposal:

Various external alterations including erection of balustrade to create terrace at first floor level, replacement of existing spiral staircase with a straight staircase closer to the eastern boundary, insertion of x2 rooflights in the rear roof slope at first floor level, replacement of existing UPVC/aluminium framed windows and doors with timber framed windows and doors and enlargement of existing window opening to form a door in the properties rear elevation.

Drawing Nos: Designing and Access Statement; EX02; EX(00)01; PL(00)01; PL(00)02; EX(00)03; PL(00)03; LB01.

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: Designing and Access Statement; EX02; EX(00)01; PL(00)01; PL(00)02; EX(00)03; PL(00)03; LB01.

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

- 4 The use of the proposed staircase shall not commence until the screen, as shown on the approved drawing PL(00)03, has been constructed. The screen shall be permanently retained thereafter.

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.

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

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.

Informative(s):

- 1 Reasons for granting permission.

The proposal seeks to replace the existing UPVC/aluminium framed windows and doors with timber frames, the alterations are welcomed by the Council and accord with paragraph 4.7 of CPG1 Design which states that 'where timber is the traditional material, replacements should also be in timber frames'. The enlargement and rearrangement of the windows on the rear elevation and the

installation of a new opening at ground floor level would not materially alter the appearance of the development. The amendments would not lead to any adverse impacts on amenity.

The proposed first floor roof terrace balustrade would be similar in appearance to others in the street. The terrace would be accessed by the existing sash window. The proposed metal railings are considered to be in keeping with the character and appearance of the host building and the wider area. It is not considered that the proposed development would cause undue harm to the residential amenities of nearby and neighbouring properties by way of visual privacy and overlooking: the balustrade would be set in from the edge of the roof to mitigate against overlooking. The separation distance to properties to the rear is in excess of 30 metres, which is judged to be sufficient. The proposed rooflights are considered acceptable and would be installed flush with the terrace. The proposals will not be visible from the streetscene and would therefore have limited impact on the character and appearance of the Hampstead Conservation Area.

The existing spiral staircase linking ground and lower ground floors would be replaced with a straight steel staircase positioned closer to the eastern boundary. The simple design and choice of material is considered to relate to the character and appearance of the area. It is not considered that the proposed development would cause undue harm to the residential amenities of nearby and neighbouring properties by way of visual privacy and overlooking given that the proposed staircase would be setback from the shared boundary with no.13 Willow Road by approximately 1 metre and a privacy screen introduced.

Neighbouring occupiers were consulted on the application. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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.

The proposed development is in general accordance with Policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, Policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and Policies D1, D2, A1 and A4 of the Camden Local Plan Submission Draft 2016.

- 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.

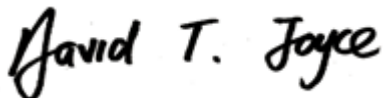
- 4 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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