

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

Application Ref: **2017/3844/P**
Please ask for: **Sofie Fieldsend**
Telephone: 020 7974

21 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
7 and 8 Oak Hill Park Mews
London
NW3 7LH

Proposal:
Installation of accessible sliding box roof lights and new plant room at roof level.
Erection of front and side extensions and associated alterations to building fenestration.
Drawing Nos:

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 D1 and D2 if in CA of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1080.01.01(A), 1080.01.02(A), 1080.01.06(B), 1080.01.07(B), 1080.01.15(T), 1080.01.17(T), 1080.02.02(, 1080.02.12(F), 1080.03.01, 1080.03.02(A), 1080.03.03, 1080.03.04(A), 1080.03.11(U), 1080.03.12(X), 1080.03.13(V) and 1080.03.14(T).

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

Under planning reference 2014/7160/P permission was granted for 'Creation of front and side extensions and associated alterations to building fenestration' and under planning reference 2015/3569/P permission was granted for 'Installation of accessible roof lights and new plant room at roof level'. Both applications have not yet been implemented but both planning permissions have not yet expired.

Changes from previously approved applications are as followings:

- Replacement of flat rooflights with accessible box rooflights which stand at 0.5m in height
- Increase of depth of the plant room by 1.3m on the side of No.8

The proposed roof lights, although higher than previously approved, and the increase in depth of approved plant room would still not be readily visible from the street scene or wider public realm, as they would be set back from the parapet wall. The plant room would be constructed in timber as previously granted which matches the materials of the host properties. Mature trees located to the north and south-west of the property would further screen the rooflights and 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. There was a condition on the previous permission that the flat roof would not be used as a terrace, however this was removed under planning reference 2016.2156.P.

The site's planning history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Hampstead Conservation Area, under s.72 of the

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

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

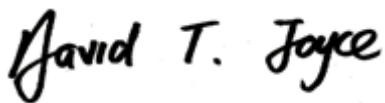
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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



David Joyce
Director of Regeneration and Planning