

Frances Swain  
41 Willow Road  
NW3 1TN

Application Ref: **2017/6057/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

18 December 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**41 Willow Road**  
**LONDON**  
**NW3 1TN**

Proposal:  
Removal of existing damaged blue/grey slate roof tiles on front roof pitch of and replace with new matching Welsh slate tiles.

Drawing Nos: Site location plan, elevation plan, Heritage statement, Design and access statement, existing roof photograph.

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 policies D1 and D2 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:

Site location plan, elevation plan, Heritage statement, Design and Access statement, existing roof photograph.

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

#### Informative(s):

- 1 Reason for granting:

The property is a Grade II listed property, which forms part of the (South side) Nos.33-41 (Consecutive) Willow Cottages in the Hampstead conservation area.

The proposed works are for dark blue grey 'Cwt-y-Bugail' Welsh slate, to similarly match existing. It would be limited to the front of the roof only and would involve carefully removing the existing ridge tiles at the apex of the main roof and remove the existing lead flashings to the right hand chimney stack, which would be placed to one side for later replacement, taking off the old slates, felt and battens, exposing the timber roof structure below. All old materials will be removed from site on completion of works. Finally replacing the previously removed ridge tiles to the apex of the main roof, bedding them on fresh mortar.

The works are considered necessary as it is in poor repair which may eventually lead to water ingress (if not so already) to the building and will be completed on a like for like basis. For these reasons the impact is not considered to result in harm to the special interest of the grade II listed building.

Due to the nature and amount of proposal, there would not be any impact to neighbouring amenity.

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

Special regard has been attached to the desirability of preserving the setting of the listed building and the character and appearance of the conservation area, under s.66 and 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 proposal is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policy 7.8 of the London Plan 2016 consolidated with amendments since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

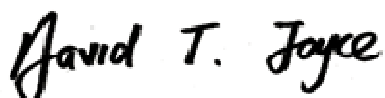
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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