

Application ref: 2017/4507/P  
Contact: Patrick Marfleet  
Tel: 020 7974 1222  
Date: 15 August 2018

**Development Management**  
Regeneration and Planning  
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Beacham Architects  
2nd Floor, Mainyard Studios  
90 Wallis Road  
E9 5LN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 2**  
**15 Rossllyn Hill**  
**London**  
**NW3 5UJ**

Proposal:

Excavation works to rear of the site in association with erection of two-storey rear extension at ground and lower ground floor level.

Drawing Nos: 15RH P103 C, 15RH P102 C, 15RH P101 C, 15RH P100 C, 15RH E000 A, 15RH E100 A, 15RH E103 A, 15RH E102 A, 15RH E101 A, Maund Geo Consulting Hydrogeology, Land Stability and Ground Movement Assessment dated 26/04/18, Campbell Reith BIA audit dated June 2018.

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 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 15RH P103 C, 15RH P102 C, 15RH P101 C, 15RH P100 C, 15RH E000 A, 15RH E100 A, 15RH E103 A, 15RH E102 A, 15RH E101 A, Maund Geo Consulting Hydrogeology, Land Stability and Ground Movement Assessment dated 26/04/18, Campbell Reith BIA audit dated June 2018.

Reason:

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

- 4 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Permission is sought for the erection of a two storey rear extension at ground and lower ground floor level.

With regard to its size and design, approximately half of the proposed rear extension would extend to a depth of 4.2m and would part infill the gap between the existing four storey rear extension at the site and the shared boundary with No.17. The proposal would then reduce to a depth of 1.7m which would help to break up the overall massing of the development whilst also providing some visual relief that would help the existing rear elevation arrangement to be read through the new extension. This section of the extension would be clad in white render to match the appearance of the existing four storey rear extension.

Therefore, officers consider the size, scale, design and proportions of the proposed rear extension to represent a sympathetic addition that would not detract from the character and setting of the host and neighbouring dwellings, particularly given the presence of similar sized extensions in the street. Furthermore, whilst the proposal would be visible from Lyndhurst Gardens to the south, its contextual design and fabric (part render/part stock brick), would ensure no harm is caused to the character and appearance of the surrounding conservation area.

To the north the proposed extension would extend approximately 4.2m along the shared boundary with No.17 Rosslyn Hill and would project approximately 1m above the existing fence line. To the south the proposal would step back to a depth of 1.7m and would be set in from the boundary with No.13 Rosslyn Hill by 2.2m. Therefore, the overall size of the proposed extension is not considered to cause harm to neighbouring amenity in terms of loss of light, outlook or privacy.

The proposal includes excavation works to lower the existing level of the rear garden to create a terraced patio area that would be accessible from the lower ground floor element of the proposed extension. No excavation is proposed beneath the footprint of the existing property. The Council's third party auditors have reviewed the submitted Basement Impact Assessment. The written audit confirms that there are no hydrogeological or slope stability concerns at the site and the proposed works would not harm the structural stability of the host and neighbouring buildings, in accordance with the requirements of Policy A5 and CPG - Basements.

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

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies D1, D2, A1 and A5 of the Camden Local Plan 2017. The proposed development also accords with the policies of the Hampstead Neighbourhood Plan, London Plan 2016 and National Planning Policy Framework 2018.

- 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 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.
- 3 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,

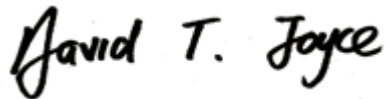
Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning