

Application ref: 2018/6327/P
Contact: Charles Thuaire
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Date: 13 August 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Orcadian Planning
20 St Andrew Street
London EC4A 3AG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Oak Hill House
Oak Hill Park
London NW3 7LP

Proposal: Conversion of 2 x 2 bed flats into 1 x 4 bed flat at second floor level; formation of inset roof terrace with associated rear balustrade and access; window alterations at second floor including enlargement of 3 windows at rear and southwest side, and insertion of a new window at southwest side.

Drawing Nos: Conservation and Design Statement, Design and Access Statement by ksr architects dated December 2018; X100, 102, 103, 201, 202, 301, 302, 303, 304; P102, 103A, 201A, 202, 301, 302, 303A, 304A

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- Conservation and Design Statement, Design and Access Statement by ksr architects dated December 2018; X100, 102, 103, 201, 202, 301, 302, 303, 304; P102, 103A, 201A, 202, 301, 302, 303A, 304A.

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

Informative(s):

- 1 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).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

4 Reasons for granting permission-

The roof terrace will be inset between the perimeter pitched roof edges of the main roof by lowering and reconfiguring the central flat roof. Due to the recessed levels, only one balustrade will be required on the central part of the roof's rear elevation to comply with Building Regulations. As revised, this glazed balustrade will be barely visible in short and long views due to sloping topography of the site and heavy screening by trees at the rear; it will not create any visual clutter nor have a harmful impact on the appearance of the building or area. The external roof profile and height will remain unchanged.

Minor window alterations, as revised, are proposed to the rear and southwest side elevations by adding a new window and enlarging 3 others plus improving moulding surrounds to others. The design and size of these openings are considered acceptable and appropriate features and will not harm the appearance of the house.

The proposal is considered to preserve the character and appearance of the conservation area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposals are not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. In particular no overlooking will be possible from the roof terrace and new or enlarged windows due to the secluded location and context of the site.

The conversion of two 2 bedroom flats to one larger 4 bedroom flat complies with Local Plan policy as it does not result in the loss of 2 units and the new family sized unit meets space standards. Legal advice has been received to conclude that the scheme is also not contrary to policy HC1 of the more recent Hampstead Neighbourhood Plan relating to housing mix. As the applicants own the 2 flats and intend to use the enlarged unit, as well as the site being on a private estate, the new unit does not need to be car-free.

One letter of support and no objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies H3, H7, A1, D1 and D2 of the London Borough of Camden Local Plan 2017 and with policies HC1, DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer