

Application ref: 2019/3588/P
Contact: Rachel English
Tel: 020 7974 2726
Date: 18 September 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Playle & Partners LLP
Playle & Partners LLP
Crest House
138 Main Road
Sidcup
DA14 6NY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Parliament Hill Fields
Hampstead Heath Staff Yard
Highgate Road
London
NW5 1QR**

Proposal:

Installation of flat roof in connection with refurbishment of toilet block

Drawing Nos: 3-C-40770, 9613-ZZ-3201-S4revA, 9613-ZZ-1201-S4revA, 9613-00-1100-S4revA, 9613-00-1101-S4revA, 9613-00-3101-S4revA, 9613-01-3101-S4revA.
Design and Access Statement 9613/DAS dated August 2019.

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: 3-C-40770, 9613-ZZ-3201-S4revA, 9613-ZZ-1201-S4revA, 9613-00-1100-S4revA, 9613-00-1101-S4revA, 9613-00-3101-S4revA, 9613-01-3101-S4revA

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

Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for the installation of a new roof to the existing public toilets block in conjunction with the proposed refurbishment of the block. The proposed metal clad roof would be located over the existing open air urinals. There would be no increase in the footprint of the building. The metal roof would be an appropriate addition to the building and not harm the appearance of the host building or the Dartmouth Park Conservation Area.

The proposed changes will have no impact on amenity or on Hampstead Heath as designated open space in the Local Plan and as Metropolitan Open Land.

Public consultation was undertaken by means of a site notice and a press notice. The Dartmouth Park Conservation Area Advisory Committee have no objections to the proposals. No other consultation responses were received. The site's planning history was taken into account when making 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 A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and 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 paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer