

Application ref: 2019/3980/P  
Contact: Mark Chan  
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Date: 8 January 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Mrs G Sherlock  
35 Willow Road  
London  
NW3 1TN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**35 Willow Road**  
**London**  
**NW3 1TN**

Proposal:  
Alterations to dwellinghouse including addition of a rear window and 2 x rear rooflights.

Drawing Nos: Design and Access Statement (Revised), 35WR-P-002- A, 35WR-P-003, 35WR-P-004 Rev A, 35WR-P-005, 35WR-P-006, 35WR-P-007, 35WR-P-008-A, 35WR-P-009, 35WR-E-001, 35WR-E-002, 35WR-E-003, 35WR-E-004, 35WR-E-005, 35WR-E-006, 35WR-E-007 and 35WR-E-008

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 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Nos: Design and Access Statement (Revised), 35WR-P-002- A, 35WR-P-003, 35WR-P-004 Rev A, 35WR-P-005, 35WR-P-006, 35WR-P-007, 35WR-P-008-A, 35WR-P-009, 35WR-E-001, 35WR-E-002, 35WR-E-003, 35WR-E-004, 35WR-E-005, 35WR-E-006, 35WR-E-007 and 35WR-E-008 (Last received 19/12/2019)

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The application site is located in the Hampstead Conservation area and contains a Grade II Listed Building. The building is a three-storey dwellinghouse and is the second of a terrace of nine cottages built around 1866. The proposed works include a number of minor alterations to the host building including the addition of a rear window and two rear rooflights.

The new rear window will be installed on the raised ground floor for the existing ensuite bathroom. The new window is aligned in parallel to the existing rear windows on the rear elevation and the casement will match the window on the lower ground floor. Two rooflights will also be installed to the rear roof to allow more daylight into the reconfigured rooms on the first floor. The rooflights will be of conservation style with one on the rear flat roof and one on the pitched rear roof.

Other minor external alterations to the front façade include the relocation of the existing burglar alarm box to basement level, replacement of existing wall mounted front door light and redecoration of the front door and existing stucco. The proposals are considered minor and would not result in a harmful loss of historic fabric.

Overall, it is considered that the proposed works would not adversely impact the character and significance of the listed building and the wider Conservation Area. It is also not considered that the proposed works would cause undue harm to the residential amenities of nearby and neighbouring properties in terms of loss privacy and outlook, sunlight, daylight, overshadowing or noise and vibration.

No objections were received prior to making this decision. The planning history

of the site and surrounding area were taken into account when coming to 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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


- 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 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.
- 4 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.

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 centered on a light grey rectangular background.

Daniel Pope  
Chief Planning Officer