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London Borough of Camden  
Development Management  
2<sup>nd</sup> Floor  
5 Pancras Square  
c/o Town Hall  
Judd Street  
London  
WC1H 9JE

Our ref: E4354  
Your ref: 49 Willow Road

31<sup>st</sup> January 2020

Dear Sir

**Re: Camden: 49 Willow Road NW3 1TS**

This letter accompanies a LDC application that seeks certification from the Council that use of an existing first floor rear terrace for sitting out purposes is lawful because it was constructed in accordance with a 1961 planning consent which did not restrict its use.

The applicant will pay the necessary fee electronically when it is notified.

The application package consists of the application form:

- this letter;
- **Annexe A** current OS 1:1250 showing the site;
- **Annexe B** present first floor layout;
- **Annexe C** 1961 planning consent and plan TP80649/12353;
- **Annexe D** current photographs;
- **Annexe E** comparison of planning consent and existing plans;
- **Annexe F** extracts from 1954 and 1966 1:1250 OS plans.

As the evidence is all from official sources, we do not consider sworn evidence is required. Please contact me if you require sworn evidence.

**The Site**

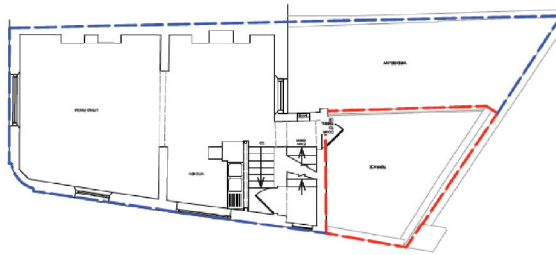
1. No 49 Willow Road is an end of terraced property at the junction of Willow Road and Gayton Road in Hampstead (**Annexe A and below**).



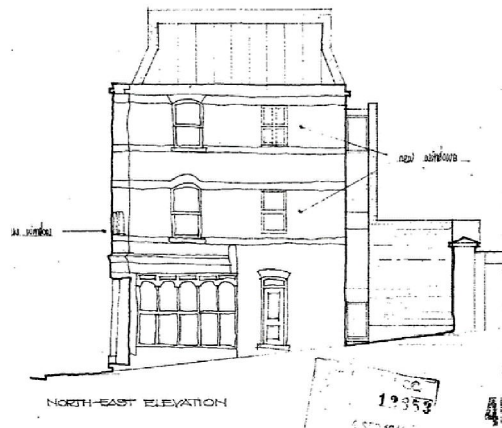
2. The photograph below shows the north flank of No49 in the view from Well Walk. The location of the subject terrace is between the two red arrows on the first floor behind the parapet wall.



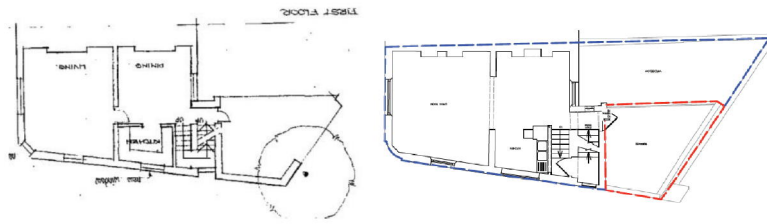
3. The position of the subject terrace is red lined on the present first-floor plan below, which has been revolved to correspond to orientation of the photo above (**Annexe B**).



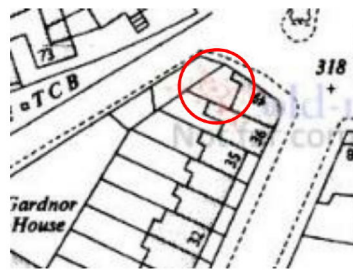
4. A rear extension was permitted in September 1961 by consent **6958/P.80649 (Annexe C)** and is on the Council's website. It is shown by the change in the appearance of the brickwork and fenestration at the rear of the building in the photograph.
5. Construction and use of the terrace are consistent with planning consent **6958/P.80649**. The consent and the approved plan are at **Annexe D** to this letter. The consent did not place any restriction on use of the terrace.
6. Extracts from the approved plan permitted the north east elevation below, which shows the rear extension including the terrace.



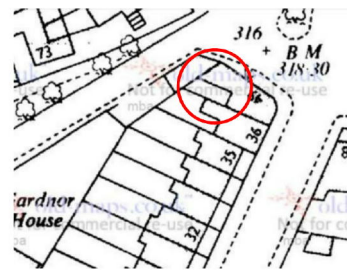
7. The permitted first floor floorplan (revolved as above) is the same as the current floorplan. They are below for comparison purposes. A larger version is at **Annexe E**.



8. The extracts from the 1954 and 1966-70 1:1250 OS plans below (from the Old Maps – the online repository of historic maps website) show that the terrace was not in place in 1954 and was in place in 1966 (**Annexe F**). Note that time limits on planning permissions were not introduced until the 1968 Act.



1954



1966

9. There have been no further consents affecting the appearance or use of the terrace. Note that the recent consent **2019/1812/P** simply related to use of the ground floor and basement levels.

10. The terrace's current appearance is shown below (**Annexe F**).



11. Note on the approved plan the door leading from the staircase to the upper floors onto the terrace, which the photo and current plan show is still in place.

Please let me know whether there is any further material required by the Council to allow this LDC to be certified. I look forward to speaking to the Case Officer in due course when he is notified to us.

Yours faithfully

pp Michael Burroughs

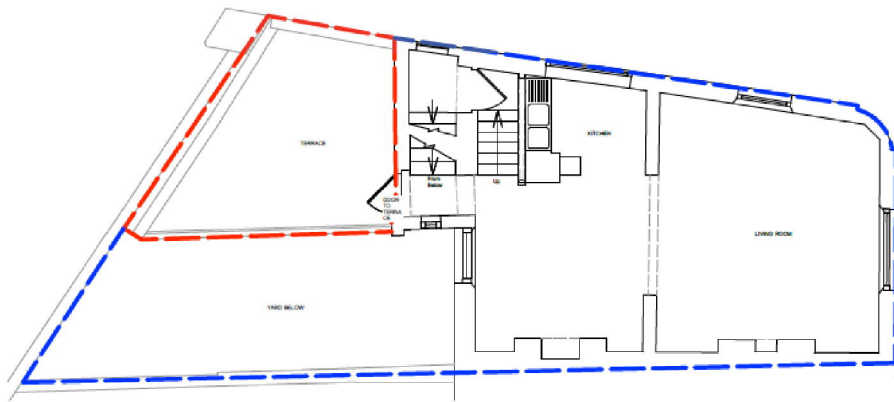
michael@mbaplanning.com  
Mob: +44 (0)7825 180175

**Annexe A**



49 Willow Road, NW3  
Site Location Plan (site highlighted in red)  
Scale: 1:1250 @ A4

Annexe B



Annexe C

I.P.

**LONDON COUNTY COUNCIL**  
ARCHITECT'S DEPARTMENT  
 THE COUNTY HALL  
 WESTMINSTER BRIDGE  
 LONDON, S.E.1

HUBERT BENNETT,  
ARCHITECT  
 Architect to the Council  
 TELEPHONE WATSON 5000  
 EXTENSION 6058  
 Ref. AR 12.50649/7  
 Year Ref. \_\_\_\_\_

29 SEP 1961

Dear Sir,

**TOWN AND COUNTRY PLANNING ACTS, 1947 TO 1959**

**Permission for Development. (Conditional)**

The Council, in pursuance of its powers under the above mentioned Act and the Town and Country Planning General Development Order, 1950, hereby permits the development referred to in the undermentioned Schedule subject to the conditions set out therein and in accordance with the plans submitted, save in so far as may otherwise be required by the said conditions.

In accordance with the provisions of Article 5 of the Order, your attention is drawn to the Statement of Applicant's Rights endorsed hereon.

The permission is given subject also to due compliance with any local Acts, regulations, building by-laws and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Council thereunder.

Your particular attention is drawn to the provisions of the London Building Acts, 1930-39 and the by-laws in force thereunder which must be complied with to the satisfaction of the District Surveyor, whose address, in case of doubt, may be obtained from this office.

It will also remind you that the Council's permission does not modify or affect any personal restrictive covenants, easements, etc., applying to or affecting the land or the rights of any persons entitled to the benefit thereof.

Yours faithfully,  
 HUBERT BENNETT

**SCHEDULE**

Date of application: **31 August 1961**

Plans submitted No. **12353 (Your drawing No. 20/17)**

Development:

**Alterations and additions at No. 49 Willes Road, Ilford**

Conditions:

**All new external finishes shall be carried out in materials to match the existing existing work.**

Copy for:-

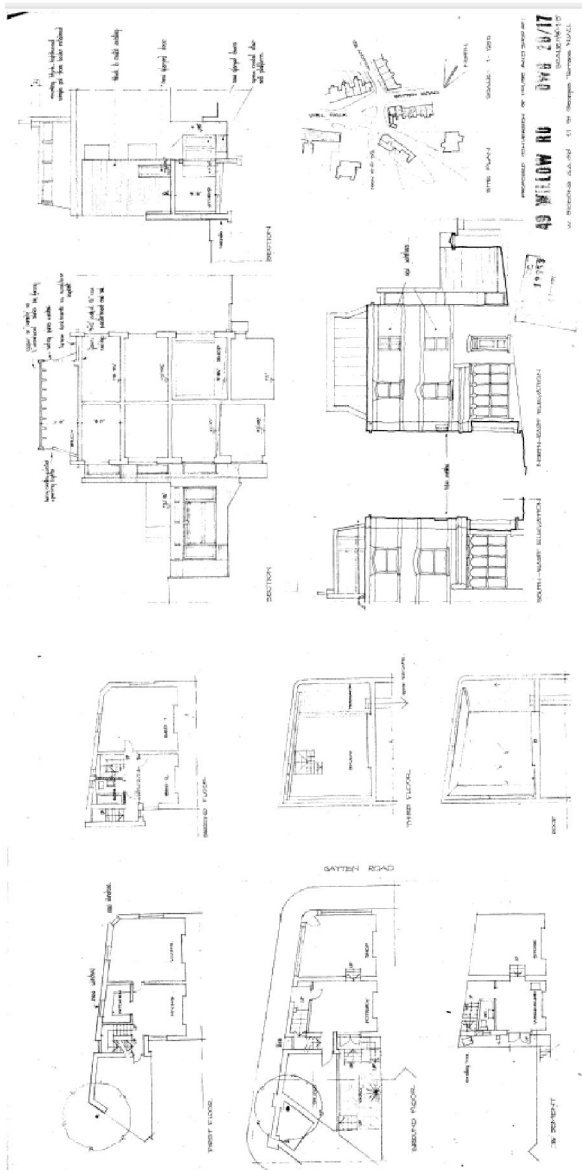
DISTRICT SURVEYOR	<input checked="" type="checkbox"/>	WITH PLANS
STATUTORY REGISTER	<input checked="" type="checkbox"/>	NOT REQUIRED
LAND CHARGES	<input checked="" type="checkbox"/>	
BOROUGH COUNCIL	<input checked="" type="checkbox"/>	

W. R. Siddons, Esq.  
 11 St. Georges Terrace  
 N.W.1

25a (011541) 9-66

P.T.O.



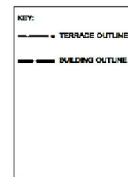
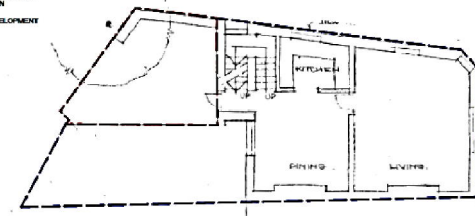


**Annexe D**

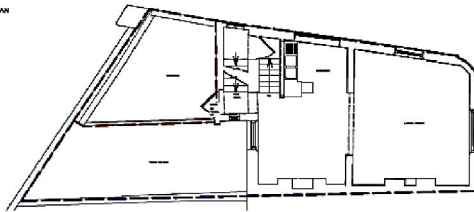


Annexe E

FIRST FLOOR PLAN - PROPOSED  
 PLANNING APPLICATION  
 17/05/2019/21/03  
 PERMISSION FOR DEVELOPMENT  
 GIVEN 20.03.19/1



FIRST FLOOR PLAN  
 AS EXISTING  
 2028



Charlton Brown  
 Architecture & Interiors

100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200

100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200

Annexe F



