

Application ref: 2020/0713/P
Contact: Alyce Jeffery
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Date: 6 May 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Cranbrook Basement Design and Construction Ltd
732 Cranbrook Road
Ilford
IG6 1HU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
63 Rossllyn Hill
London
NW3 5UQ

Proposal:
Erection of a single storey ground floor extension to replace the existing ground floor conservatory; creation of a recessed roof terrace at second floor level; relocation and enlargement of the existing rear dormer; and changes to the side and rear elevation fenestration

Drawing Nos: Design and Access Statement; 2313-200.2 Rev A; 2313-201.2; 2313-202.2 Rev A; 2313-203.2 Rev A; 2313-204.2; 2313-205.2 Rev B

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- 2313-200.2 Rev A; 2313-201.2; 2313-202.2 Rev A; 2313-203.2 Rev A; 2313-204.2; 2313-205.2 Rev B

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

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey ground floor extension replaces the existing ground floor conservatory. The extension would sit within the existing footprint but would feature a flat roof and be constructed with brickwork to match the host property and feature double sliding timber doors to the rear elevation. The extension and fenestration changes are considered acceptable in terms of overall scale, design, and materials, and are considered in keeping with the character and appearance of the host property and surrounding conservation area.

The adjoining semi-detached property at no. 61 Rosslyn Hill has a rear dormer window and recessed roof terrace (permission ref 2007/0952/P). The proposal is to also have a recessed terrace in place of the existing dormer window. As revised, the width of the recessed terrace now matches the width of no.61's terrace. The terrace has been designed in accordance with the recommendations of the CPG design guidance, providing an apron of tiles in front of the terrace. The roof alteration is considered to be a modest addition, and would provide symmetry between the semi-detached pair. In addition, the proposal is to relocate and enlarge the existing dormer with double doors which provides access to the existing roof terrace at second floor level. Again, the width of the dormer was reduced to match the width of the existing dormer to ensure the roof proportions remain.

A number of windows to the side elevation are proposed to be installed, relocated and enlarged. Although not prominent, the side elevation is visible from street view, therefore following revisions, a number of the windows were reduced in overall scale, and the second floor level window was removed, in order to reduce clutter, provide a more uniform appearance and reduce their visual impact.

Overall, the proposal is considered to be acceptable in terms of its design and material that would have a neutral impact on the character and appearance of the host building and surrounding area.

The replacement rear extension, given it would be concealed behind the existing boundary treatment and sit within the existing footprint, would not result in harm to the amenity of neighbouring occupants in terms of loss of outlook, privacy or daylight/sunlight. The property already has an existing roof terrace at second floor level therefore the proposed recessed roof terrace at the same level would not give rise to additional harm in terms of loss of privacy. In addition, due to the existing boundary treatment and nature of the proposed fenestration alterations to the side, these windows would not result in any amenity impacts.

No objections were received as a result of the application consultation. The planning history of the site was 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 policies A1, D1 and D2 of the Camden Local Plan 2017, and policies DH1 and DH2 of the Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2016, the New London Plan intended to publish 2020 and the National Planning Policy Framework 2019.

- 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 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).
- 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer