

Application ref: 2020/1645/P  
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Date: 13 July 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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**WEBB ARCHITECTS LIMITED**  
Studio B  
7 Wellington Road  
London  
NW10 5LJ  
United Kingdom

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**7 and 8 Oak Hill Park Mews**  
**London**  
**NW3 7LH**

Proposal:

Installation of accessible sliding box roof lights and new plant room at roof level. Erection of front and side extensions and associated alterations to building fenestration.

Drawing Nos: 1080.01.01(A), 1080.01.02(A), 1080.01.06(B), 1080.01.07(B), 1080.01.15(T), 1080.01.17(T), 1080.02.02, 1080.02.12(F), 1080.03.01, 1080.03.02(A), 1080.03.03, 1080.03.04(A), 1080.03.11(U), 1080.03.12(X), 1080.03.13(V) and 1080.03.14(T).

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:

1080.01.01(A), 1080.01.02(A), 1080.01.06(B), 1080.01.07(B), 1080.01.15(T), 1080.01.17(T), 1080.02.02, 1080.02.12(F), 1080.03.01, 1080.03.02(A), 1080.03.03, 1080.03.04(A), 1080.03.11(U), 1080.03.12(X), 1080.03.13(V) and 1080.03.14(T).

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

This is a renewal of planning permission to the scheme granted under planning reference 2017/3844/P for "Installation of accessible sliding box roof lights and new plant room at roof level. Erection of front and side extensions and associated alterations to building fenestration." The application has not yet been implemented but it is also noted that this permission has not yet expired. It was previously granted under two separate applications ref 2014/7160/P and 2015/3569/P which were combined under ref. 2017/3844/P with a marginally different detailed design for the roof lights.

The application proposes to erect extensions to the northeast and west elevation of No.8 and make associated alterations to the buildings fenestration at all other elevations. These changes include new windows to the south elevation, new bi-folding doors to east elevation and a Juliet balcony to the west elevation. On No.7 and 8 accessible roof lights and new plant room at roof level are proposed.

The scheme is identical to the previous application, it is considered that the detailed design, scale and siting is still acceptable. Consequently, the proposal is not considered harmful to the character and appearance of the host building, street scene or Hampstead Conservation Area.

The scheme's impact on amenity has already been assessed under previous applications and no additional amenity concerns have arisen in terms of loss light, privacy, outlook or a sense of enclosure. It is still considered to have an acceptable impact on neighbouring property's amenity.

The site's planning history has been taken into account when coming to this

decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Hampstead Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018, the London Plan 2016 and 2019 (intended to publish), 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 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 'DP', is positioned above the printed name and title.

Daniel Pope  
Director of Economy, Regeneration and Investment