

Application ref: 2020/2519/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Email: Nora-Andreea.Constantinescu@camden.gov.uk
Date: 29 September 2020

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

Michael Burroughs Associates
93 Hampton Road
Hampton Hill
TW12 1JQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
49 Willow Road
London
NW3 1TS

Proposal:

Replacement of existing mansard extension and front roof terrace, refurbishment of windows and replacement of windows on side elevation
Drawing Nos: P1-PL-00-101; P1-PL-00-102; P1-PL-00-103; P1-PL-00-300; P1-PL-00-301 Rev. B; P1-PL-00-302; P1-PL-31-300; Cover Letter by Michael Burroughs Associates dated 04/06/2020; TRETEC Arboricultural report on Holm Oak.

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 Hampstead Neighbourhood Plan 2018.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
P1-PL-00-101; P1-PL-00-102; P1-PL-00-103; P1-PL-00-300; P1-PL-00-301 Rev. B; P1-PL-00-302; P1-PL-31-300; Cover Letter by Michael Burroughs Associates dated 04/06/2020; TRETEC Arboricultural report on Holm Oak.

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:
a) Details including sections at 1:10 of proposed railings at mansard level.
b) Manufacture specifications and sample photo of mansard cladding.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 Reasons for granting permission:

The proposed mansard roof would replace an existing poorly designed postwar mansard roof extension on site. The proposal would enhance the appearance of the property by creating a more traditional mansard extension in terms of roof profile, scale, design and projection. The slightly increased height and front projection of the replacement mansard are considered acceptable and will make negligible difference to the overall bulk of the roofscape. The mansard would be slightly set back from the front parapet, as per existing, to retain a small balcony area. The balustrade would be replaced with a new traditional metal railing. Details of materials to be used for cladding the mansard and metal railings are secured by condition.

The proposal includes replacement of the existing rear dormer with a traditional dormer window with pitched roof, and along the side slope a similar modest dormer is proposed. Both dormers would be subordinate to the mansard extension and would fit in within the overall character and appearance of the building.

It is considered that the proposed mansard extension would preserve the character and appearance of the host building, the streetscene and wider conservation area.

The proposal includes replacement of existing poorly designed and positioned windows on side elevation at first and second floor levels. The windows would be replaced with traditional timber windows, to match the others within the building. The other windows are proposed to be refurbished and a typical window detail has been provided and considered acceptable.

Due to the location and nature of the proposed extension, it is not considered that harm would be caused to the existing mature tree in the rear garden.

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.

Due to the nature, position and projection of the proposal, it is not considered that this would cause any further harm to the amenity of neighbouring occupiers in terms of loss of light, outlook or privacy. The proposed balcony would have smaller dimensions than the existing one.

One objection was received prior making this decision. This and the planning history of the site have been taken into account when coming to this decision.

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 development would also accord with the National Planning Policy Framework 2019 and the London Plan 2016.

- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near

neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

- 5 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
Director of Economy, Regeneration and Investment