

Application ref: 2020/3203/P
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Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk
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Michael Burroughs Associates
93 Hampton Road
Hampton Hill
London
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:

Demolition of existing rear extensions and erection of a part one, two and three storey rear extension to provide additional commercial and residential space.

Drawing Nos: P2-PL-00-020; P2-PL-00-099; P2-PL-00-100; P2-PL-00-111; P2-PL-00-210; P2-PL-00-310; P2-PL-00-313; P2-PL-00-314; P2-PL-00-910; Planning Statement dated 31/07/2020.

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 2018-2033.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
P2-PL-00-020; P2-PL-00-099; P2-PL-00-100; P2-PL-00-111; P2-PL-00-210;
P2-PL-00-310; P2-PL-00-313; P2-PL-00-314; P2-PL-00-910; Planning
Statement dated 31/07/2020.

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 new extension windows, plus photos of samples with material and colour.
 - b) Manufacturer's specification details of all facing materials, plus photos of samples.

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 2018-2033.

Informative(s):

- 1 Reasons for granting permission:

The application building occupies a prominent corner location on a steep slope at the junction of Gayton Road and Willow Road. Its contribution to the conservation area lies in a combination of factors, including its traditional brick built form, curved frontage, decorative brickwork and traditional shopfront. A poorly detailed concrete brick extension dating from the 1960s and rising to parapet level sits to the rear of the property and is highly visible from the street.

The proposal would demolish the existing unattractive rear structure and erect a new 2-3 storey structure with a pitched roof almost one storey below the eaves. The lower ground lightwell would also be infilled. The proposed extension would be comprise a solid element which borders the corner of the street and a glazed element which projects down to ground level and extends across the full width at ground and first floor levels. The proposed articulation between the solid and glazed elements is considered adequate in this instance,

as the glazing would maintain visibility to the original rear elevation of the building. The building is bordered to the rear by a high brick boundary wall which obstructs direct views to the ground and partial first floor levels, but would form a pleasant composition with the upper part of the extension. The reduced height and rearranged bulk of the existing extension will ensure that more of the original property's rear elevation is now revealed and provides a better proportioned rear extension.

At ground level, the existing rearmost single storey structure would be rebuilt and the terrace on top retained. The proposed materials would be matching existing brickwork. The proposed glazing would include large panes of glass, details of which would be secured by condition.

Overall the rear extensions, in terms of form, bulk and design, are considered to be an improvement over the existing poorly designed unsympathetic extensions and will provide a much contextual approach which enhances the character and appearance of the building, streetscene and conservation area.

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.

In relation to impact on the neighbouring amenity, the proposed structure would extend in line with the existing extension at no. 36 Gayton Road. The extension at no. 36 is set back at second floor level and windows on the main elevation would be marginally affected due to the proposed extension. The windows serve the staircase, which is a non-habitable room, and therefore it is considered that no harmful impact would be caused to the levels of outlook or light of this window. Overall, it is considered that the proposed extension would not cause harm to the neighbouring amenity in terms of loss of light, outlook and privacy.

No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2 of Camden Local Plan 2017 and with policies DH1 and DH2 of Hampstead Neighbourhood Plan 2018-2033. 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 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.

- 5 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.

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



Daniel Pope
Director of Economy, Regeneration and Investment