

Application ref: 2020/1915/P
Contact: Matthew Dempsey
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Date: 8 October 2020

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Ana Alonso Architect
39B Bellevue Road
London
N11 3ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
42 Willow Road
London
NW3 1TS

Proposal: Installation of rooflight to front, side and rear roof slopes.

Drawing Nos: Site Location Plan AP(00)01 A, AP(00)02 A, AP(00)03 A, AP(00)04 A, AP(00)05 A, AP(00)06 A, AP(00)07 B, AP(00)08 A, AP(00)09 A, AP(00)10 B, AP(00)11 A. Planning Statement April 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 policy 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 Site Location Plan AP(00)01 A, AP(00)02 A, AP(00)03 A, AP(00)04 A, AP(00)05 A, AP(00)06 A, AP(00)07 B, AP(00)08 A, AP(00)09 A, AP(00)10 B, AP(00)11 A. Planning Statement April 2020.

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

Informative(s):

- 1 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).
- 2 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reasons for granting permission:

The host property is a four storey end-terrace property which comprises a flat on the lower ground floor and a three storey flat on the upper floors. There is a garden to the rear of the property with parts which belong to the upstairs flat and some communal areas which also include the entrance to the lower ground floor flat. The application relates to the upper flat.

Permission is sought for the installation of three conservation style rooflights to front, side and rear roof-slopes. The proposed rooflight to the rear shall replace an existing rooflight in the same position which had been sealed due to a leak. The roof of this property has a shallow pitch and the position of the rooflights means there will be limited visibility of the side and front roof lights. All proposed rooflights are considered to be acceptable in this location as they shall be positioned away from the roof ridges and shall be flush with the existing roof slopes, and these are not considered to have any impact on the amenity of adjoining properties.

Part of the initial scheme included the installation of new timber framed French doors with a cast iron Juliet balcony at upper ground floor level to the rear.

However this aspect of the proposal has been removed from the scope of development and revised plans have been provided by the applicant.

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

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) 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, D2 of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The development would also accord with the London Plan 2016 and the National Planning Policy Framework 2019.

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 positioned above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment