

Application ref: 2020/3685/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Email: Sofie.Fieldsend@camden.gov.uk
Date: 1 March 2021

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

studio H A
23 Drysdale Street
LONDON
N1 6ND
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Garden Flat (Flat 2)
43 Rosslyn Hill
London
NW3 5UH

Proposal: At ground floor replacement of rear/side fenestration, rear garden alterations and extension to rear patio

Drawing Nos: P_01_050 Rev.01; P_01_060 Rev.01; P_01_100 Rev.02; P_01_200 Rev.02; P_01_201 Rev.02; P_01_202 Rev.02; P_01_203 Rev.02; P_01_1300 Rev.02; P_12_100 Rev.02; P_12_200 Rev.02; P_12_201 Rev.02; P_12_202 Rev.02; P_12_203 Rev.02; P_12_300 Rev.02; P_00_100 Rev.07; P_00_200 Rev.03; P_00_201 Rev.05; P_00_202 Rev.3; P_00_300 Rev.05; P_00_400 Rev.03 and P_00_401 Rev.02.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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:

P_01_050 Rev.01; P_01_060 Rev.01; P_01_100 Rev.02; P_01_200 Rev.02; P_01_201 Rev.02; P_01_202 Rev.02; P_01_203 Rev.02; P_01_1300 Rev.02; P_12_100 Rev.02; P_12_200 Rev.02; P_12_201 Rev.02; P_12_202 Rev.02; P_12_203 Rev.02; P_12_300 Rev.02; P_00_100 Rev.07; P_00_200 Rev.03; P_00_201 Rev.05; P_00_202 Rev.3; P_00_300 Rev.05; P_00_400 Rev.03 and P_00_401 Rev.02.

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

Informatives:

- 1 Reasons for granting permission:

At ground floor the existing side/rear windows will be replaced with double glazed timber windows including one rear and one side upvc window. It is considered their replacement with timber would enhance the host property and the windows would be the same scale, siting, opening method and glazing pattern. The new windows will have integral glazing. The existing rear sliding doors will be replaced with a glazed single door and full height metal window. This alternative material is acceptable given that public views of this rear fenestration will be limited due to its low level and the screening provided by the existing brick boundary wall. The front bay window will be refurbished and unaltered in appearance.

The side access door to the rear garden will be replaced with a timber door in the same location and a ramp will be inserted within the garden to improve access. The doors of the existing bin store fronting Thurlow Road will be replaced with timber doors in the same opening. Normally the Council would resist bin store doors opening on the public footway but as they are a like for like replacement of existing doors it is acceptable in this instance. In the rear garden the existing patio will be marginally extended and steps altered to improve access to the rear garden. These works are considered to be minor and acceptable.

The development is acceptable in terms of its detailed design, materials, siting and scale. The development is not considered to detract from the character and appearance of the host property, streetscene or wider conservation area.

Special regard has been given to the desirability of preserving or enhancing the character and 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.

Given the minor nature and the siting and scale of the alterations, it is not considered to have a detrimental impact on the amenity of either neighbouring property in terms of loss light, privacy, overlooking or a sense of enclosure.

One objection was received during the statutory consultation period and duly taken into consideration. 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, and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with policies of the Publication London Plan (2020) and of the National Planning Policy Framework 2019.

- 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.

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
Chief Planning Officer