

Application ref: 2020/5226/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Tal Arc Ltd.
Rear of 8 Dollis Road
(Access from 2a Crescent Road)
London
N3 1HP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
19 Rossllyn Hill
London
NW3 5UJ

Proposal:

Erection of a three storey side and a two storey rear extension; alterations to the existing roof to create a recessed roof terrace; erection of garden shed; erection of a pergola in rear garden; various hard and soft landscaping works in rear garden; alterations to rear and side windows; installation of new access doors and steps to rear garden.

Drawing Nos: 19RH-PP1-01 Rev A, 19RH-PP1-02, 19RH-PP1-03, 19RH-PP1-04, 19RH-PP1-05, 19RH-PP1-06, 19RH-PP1-07, 19RH-PP1-08, 19RH-PP1-09 Rev C, 19RH-PP1-10 Rev D, 19RH-PP1-11 Rev E, 19RH-PP1-12 Rev E, 19RH-PP1-13 Rev C, 19RH-PP1-14 Rev C, 19RH-PP1-15 Rev C, 19RH-PP1-16 Rev D, 19RH-PP1-17 Rev E

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 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:

19RH-PP1-01 Rev A, 19RH-PP1-02, 19RH-PP1-03, 19RH-PP1-04, 19RH-PP1-05, 19RH-PP1-06, 19RH-PP1-07, 19RH-PP1-08, 19RH-PP1-09 Rev C, 19RH-PP1-10 Rev D, 19RH-PP1-11 Rev E, 19RH-PP1-12 Rev E, 19RH-PP1-13 Rev C, 19RH-PP1-14 Rev C, 19RH-PP1-15 Rev C, 19RH-PP1-16 Rev D, 19RH-PP1-17 Rev E

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

- 4 The garden shed hereby approved shall only be used for purposes incidental to 19 Rosslyn Hill and shall not be used as a self-contained residential or commercial unit.

Reason: To ensure that the future occupation of the building does not create inappropriate and substandard accommodation or adversely affect the amenities of the immediate area by reason of noise and traffic congestion, in accordance with policies D1, A1, H6 and T2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed extensions and garden shed are considered to be acceptable in terms of design. They would be subordinate to the host building in mass and would be made up of appropriate materials. The side extension would be sufficiently set back from the front elevation and terminate a full storey below the eaves level of the property. This would ensure the extension is subservient to the host building. The proposed fenestration would respect existing hierarchy. The pergola, fire pit and other rear garden works are considered to be acceptable and sufficient soft landscaped garden space would be retained. The proposed roof terrace would not form a visually obtrusive feature within the public realm, it would be sunken in the existing roof, the roof pitch and overall height would remain as existing. The design, scale, siting and materials of the proposals would be in keeping with the character and appearance of the host property and wider conservation area, and as such the character and appearance of conservation area would remain preserved.

It is not considered there would be any significant detrimental impact to residential amenity. The proposed extensions would not extend beyond neighbouring windows to an extent which would result in a significant loss of light or outlook. The side extension is not considered to cause any significant detrimental impact to light or outlook to the flank windows of neighbouring property beyond what has been established. No new views would be afforded into any neighbouring habitable windows as a result of any element of the proposal.

The proposed timber shed would be lightweight and sat atop a plastic/pebble base as opposed to concrete foundation and would not involve any piling, as such it's not considered to cause harm to trees. The proposed green roof above the garden shed would have an appropriate species mix, substrate depth and would be subject to an acceptable maintenance plan for its type and scale.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Given the extensive nature of the works, and the site's proximity to the Royal Free Hospital, it is considered that a Construction Management Plan and associated Implementation Support Contribution and Impact Bond of should be secured by means of a Section 106 Agreement. This will help ensure that the proposed development can take place without unduly affecting the operation of the local highway network and neighbouring amenity.

Special regard has been attached to the desirability of preserving or enhancing 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.

As such, the proposal is in general accordance with Policies D1, D2, A1 and A3 of the Camden Local Plan 2017 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework.

- 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.

- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 5 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).
- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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.

Daniel Pope
Chief Planning Officer