

Application ref: 2020/3857/P
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Date: 17 May 2021

Development Management
Regeneration and Planning
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Munden Robinson Architects
65 Canford Cliffs Road
Poole
BH13 7AQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
14 Willow Road
London
NW3 1TJ

Proposal:
Enlargement of lower ground floor rear extension, reinstatement of front lightwell, installation of rooflight on forecourt and replacement of windows and doors to mansard and rear elevation.

Drawing Nos: Location Plan, 8467/01/A, Design and Access Statement, 1196/E02 Rev B, 1196/E01 Rev A, 1196/P01 Rev D, 1196/P02 Rev G, 1196/P03A, 1196/P04C and 1196/P05B

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:

Drawing Nos: Location Plan, 8467/01/A, Design and Access Statement, 1196/E02 Rev B, 1196/E01 Rev A, 1196/P01 Rev D, 1196/P02 Rev G, 1196/P03A, 1196/P04C and 1196/P05B

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 Reasons for granting permission:

The application site contains a three-storey terraced dwellinghouse in a group of three houses. It is within the Hampstead Conservation Area but the building is not listed. The proposal includes the enlargement of an existing lower ground floor rear extension, the reinstatement of the original front lightwell, installation of a new rooflight on forecourt and replacement of windows and doors to the mansard roof and rear elevation.

The existing lower ground rear extension would be extended to 3m deep and its height reduced slightly to 2.9m from ground level. The existing sliding folding doors would be replaced by steel framed Crittall style sliding doors. The balustrade on the roof of the rear extension would be retained and the existing ground floor level roof terrace would be extended towards the rear slightly by 1m. Three new circular walk-on rooflights would be installed flush on the roof to allow additional light into the lower ground living room. The extended rear extension would not be visible within the streetscene due to its rear location. Given its rear location, scale and material, it is considered that the extended rear extension would not adversely impact the character and appearance of the hosting building and the wider Hampstead Conservation Area.

The reinstatement of the original front lightwell involves infilling the majority area of the existing front lightwell with paving. The original window in the lower

ground front elevation would also be reinstated. A new playroom and WC would be created in the lower ground floor level under the paved lightwell. The size and location of the reinstated lightwell would be identical to the original (pre-early 1990s when it was then extended). A security grille would be installed over the lightwell whilst the existing plinth wall and balustrade in the forecourt would be removed. A new circular walk-on rooflight would also be installed flush with the new forecourt paving to allow additional light into the playroom. Given that No. 13 Willow Road has a fully glazed forecourt, the new rooflight is considered acceptable on this occasion. The existing front pier, gate and railings would be retained and new plants would be planted behind the railings to help shield the new rooflight from public view. Overall, the reinstatement of the front lightwell is considered to enhance and preserve the character and appearance of the Hampstead Conservation Area and host building.

The window openings of the existing mansard roof would be enlarged and new dark grey Crittall style windows and doors would be installed in the front and rear elevation in place of the uPVC windows. The cill of the existing rear ground floor windows would be dropped and new Crittall style French doors would replace the windows to allow better access onto the ground floor roof terrace. By virtue of the location, scale, design and material and the fact that the existing windows are not original, it is considered that the proposed replacement of windows and doors would not adversely impact the character and appearance of the host building and the wider Hampstead Conservation Area.

Given the relatively minor scale of the enlarged rear extension (3m deep x 2.9m high) and the small increase in depth (1m) of the existing roof terrace and the fact that wisteria would be planted on the eastern side of the roof terrace to act as privacy screen, its impact on neighbouring amenities in terms of overshadowing and overlooking is considered to be minimal and acceptable. By virtue of the design, scale and location of the proposed development, it is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

Two objections have been received and addressed in the consultation summary. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. cont'd

- 3 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

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 the London Plan 2021 and the NPPF 2019.

- 4 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, 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.

- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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



Daniel Pope
Chief Planning Officer