

Application ref: 2020/5465/P
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Date: 4 June 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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planning@camden.gov.uk

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Brandon Schubert Ltd
Flat 1
27 Downside Crescent
London
NW3 2AN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**11 Rossllyn Hill
London
NW3 5UL**

Proposal:

Erection of brick gate piers and installation of iron gates to driveway.

Drawing Nos: Site location plan, Design & Access & Heritage Statement November 2020, 100.01, 100.02, 100.03, 170.01

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, Design & Access & Heritage Statement November 2020, 100.01, 100.02, 100.03, 170.01

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

Informative(s):

- 1 Reasons for granting permission:

The site is a detached, 18th century Georgian house, originally known as Rosslyn Grove, now 11 Rosslyn Hill. The property is a Grade II listed building, located within the Fitzjohns Netherall Conservation Area. The Congregational Chapel, now Lyndhurst Hall, was built over the original entrance drive and the existing driveway stretches from the grounds of the house to the entrance on the highway at the junction of Haverstock Hill, Rosslyn Hill and Lyndhurst Road.

The proposal would be situated approximately 40 meters from the entrance on the highway. Due to this considerable set back, the proposed piers and gates would have minimal visibility from the public realm. The proposed detailed design is open which allows views to the listed building and maintains the openness of the garden and wider area. The existing trees and vegetation to the drive would be retained and help provide screening and the proposal would improve security to the site. The detailed design of brick piers, cast stone pier caps and finials, with wrought iron gates, are considered to be appropriate in terms of design and materials for the period of the host building. Overall, the proposals would cause no harm to the host building and would preserve and enhance the character and appearance of the Fitzjohn's Netherhall Conservation Area.

Given the minor nature of the proposals and their projection they are not considered to negatively impact on the amenity of neighbours in terms of loss of outlook, privacy or light.

No objections have been received prior to making this decision and the site's planning history was considered in the determination of this application.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, and to the desirability of preserving the special interest of the listed building under s.72 and s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 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 London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and 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 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.

- 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.

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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer