

Application ref: 2020/1026/P
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Date: 14 July 2021

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

Mears
Union Chapel
Compton Avenue
N1 2XD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**2 Villas On The Heath
Vale Of Health
London
NW3 1BA**

Proposal:

Conversion of attic to habitable space and installation of 3 new rooflights
Drawing Nos: OS MAP, 00A, 01A, 02, 03A, 04A, 05, 06B, 07A, 08A, 09, 10A, 11A, 12,
13, 14D, 15B, 16A, 17A, 18A, 19B, Heritage Design and Access Statement.

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 policies 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: OS MAP, 00A, 01A, 02, 03A, 04A, 05, 06B, 07A, 08A, 09, 10A, 11A, 12, 13, 14D, 15B, 16A, 17A, 18A, 19B, Heritage Design and Access Statement.

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

Informative(s):

- 1 Reasons for granting permission:

The proposals involve a loft conversion to create a home office and storage space, with a new staircase and banister up to roof level, and the insertion of three conservation-style small rooflights. This application originally included two roof dormer windows, but they were considered to be harmful to the listed building and therefore were omitted from the proposal and replaced with three small rooflights. The roof lights would not be visible from the ground and would have limited visibility from private views. The rooflights' design, size, scale and materials would all be considered acceptable and in accordance with the character and appearance of the existing building and the surrounding area.

An external alteration to reinstate the fourth floor front window is proposed. This window has previously been altered and would be replaced to match the neighbouring property's front fourth floor window.

The proposed works are considered to be minor in nature and would retain the architectural features and character of the existing listed building.

Given the minor nature and the siting of the rooflights high on the roof, it is not considered the rooflights would result in any loss of residential amenity to the neighbouring properties through loss of light, privacy or outlook impacts.

The proposed works are therefore considered to preserve the setting and significance of the listed building and the character and appearance of the wider conservation area.

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

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area and of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 and 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, policies DH1 and DH2 of the Hampstead Neighbourhood Plan, and the provisions of 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 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.
- 4 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

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