

Application ref: 2021/3128/P
Contact: Ewan Campbell
Tel: 020 7974
Email: Ewan.Campbell@camden.gov.uk
Date: 7 September 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

Neo Architects
105A PARK ROAD
New Barnet
BARNET
EN4 9QR

Dear Sir/Madam

teDECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
20 Rossllyn Hill
London
NW3 1PD

Proposal:

Erection of replacement single storey rear extension, alterations to front and rear fenestration including reconfigured front entrance and replacement of garage door with window in association with conversion of garage to habitable accommodation; replacement boundary treatment

Drawing Nos: 0547_00_001, 101, EX002a, EX003a, EX004a, EX101a, EX104ab; EX101ab, 102, 103, 201, 202, 203, Heritage and Planning Statement (20th June 2021)

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 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: 0547_00_001, 101, EX002a, EX003a, EX004a, EX101a, EX104ab; EX101ab, 102, 103, 201, 202, 203, Heritage and Planning Statement (20th June 2021)

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 proposed single storey replacement extension to the existing kitchen and living room would measure 2.5m in depth, 5.2m in width and 3.6m in height with a flat roof design. The extension includes three large rear windows and side sliding doors. The extension would be undertaken in facing brick to matching the existing property and contain timber casement windows and doors. This is promoted given its conservation area location and would be sympathetic to the surrounding character. Furthermore the scale of the extension, especially given the small rear garden, remains subordinate and acceptable.

The front elevational changes are a replication of what has happened on nearby properties on the street. The new arched window preserves the character of the front whilst allowing for the re-positioning of the entrance door.

The existing iron gates would be replaced with a new sliding gate that would match the appearance of the existing situation as closely as possible and is therefore acceptable.

The removal of the garage may lead to an additional car being parked on the driveway or the street but would not lead to an increase in on-site car parking overall. Given the development is not associated with new occupiers, a car-free agreement is not possible.

Due to the property being end of terrace and the distance between the extension and no.18, the proposals would not result in any loss of light, privacy or outlook.

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.

The development is considered to preserve the character and appearance of the Conservation Area. 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 London Borough of Camden Local Plan 2017 and DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021

- 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 2021.

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 centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer