

Application ref: 2021/3069/P
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Date: 6 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

NTR Planning
118 Pall Mall
London
SW1Y 5EA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**7 & 8 Oak Hill Park Mews
London
NW3 7LH**

Proposal: Facade renovations, raised parapet, replacement balustrade (second floor terrace) and new balustrade (part of roof area). Creation of front and side extensions and associated alterations to building fenestration, accessible sliding box roof lights and new plant room at roof level (as previously approved - 2020/1645/P).

Drawing Nos: 1080.01.117 (G), 1080.03.111 (G), 1080.03.112 (G), 1080.03.113 (I), 1080.03.114 (H), 1080.03.04 (A), 1080.03.03 (A), 1080.03.04 (A), 1080.03.02 (A), 1080.03.01 (A), 1090.01.15 (T), 1080.01.01 (A), 1080.01.07 (B), 1080.01.02 (A)

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 policy 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:

1080.01.117 (G), 1080.03.111 (G), 1080.03.112 (G), 1080.03.113 (I), 1080.03.114 (H), 1080.03.04 (A), 1080.03.03 (A), 1080.03.04 (A), 1080.03.02 (A), 1080.03.01 (A), 1090.01.15 (T), 1080.01.01 (A), 1080.01.07 (B), 1080.01.02 (A)

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

Informative(s):

- 1 Reasons for granting permission.

The application site comprises no. 7 and no. 8 Oak Hill Park Mews, which are a pair of semi-detached three storey dwelling houses.

The front and side extensions and associated alterations to building fenestration, accessible sliding box roof lights and new plant room at roof level are as previously approved (application ref. 2020/1645/P). The 2020 permission for front and side extensions included a plant enclosure to enable use of the roof as amenity space in conjunction with the existing residential units (currently access is only possible from no. 8 via a ladder).

The Council refused planning permission in 2019 for two applications for the installation of balustrading (two separate designs) and the applications were jointly considered at appeal. The Inspector considered both forms of enclosure to be, by themselves 'lightweight', but concluded that the planters, with their positioning close to the roof, would add bulk to the overall buildings mass and height which would result in harm arising to the character and appearance of the conservation area.

The extent of the terrace has been reduced and the design of the balustrading has been revised in light of the Inspectors decision. The extent of the terrace for no. 8 has been reduced by half and as a result would not be visible from the south which is the point at which the building is most visible within the public realm. The balustrades would be 1m in height and set in from the roof edges by 1m to the north, west and east and could only be visible in longer views. The proposed balustrade has been designed to reflect the architectural language of the building. It uses timber and glass bands to reflect the style of the building and any glimpse views of the balustrading does not result in harm

to the building. The façade renovations include works of repair to the fixings and flashings of the stone cladding panels. The façade repair, cleaning and maintenance works are welcomed.

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.

In 2015 the Council granted planning permission for the installation of accessible roof lights and new plant room at roof level. Subsequently the Council granted permission for two Certificates of Lawfulness for the proposed use of the roofs of both 7 and no. 8 Oak Hill Park Mews as a terrace (2015/6854/P and 2015/6853/P). These permissions confirm the lawfulness of the use of the roof as a terrace. In 2016 the Council granted permission for the removal of condition 4 of permission ref. 2015/3569/P with the effect that the roof area could be used as a terrace. The Officer Report confirmed that the development would not "result overlooking to neighbouring occupiers at nos. 7-12 Falcon Lodge, 1-6 Martlett Lodge or 1 Oak Hill Park, over and above the existing situation". The Inspector for the 2019 appeal confirmed that the use of the roof as a terrace would not harm the living conditions of nearby occupiers. As such there would be no harm to neighboring residential amenity from the development.

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

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

- 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 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer