

Application ref: 2021/2705/P
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Date: 1 October 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

Easton Design Office
2nd Floor, 23-24 Easton Street
London
WC1X 0DS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
6 Rosslyn Hill
London
NW3 1PH

Proposal:

Small rear extension at lower ground level, extension of balcony at ground floor level and minor alterations to windows on side wing at ground floor.

Drawing Nos:

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: 001 Site Maps, 101 Existing and Proposed LGF Plans, 102 Existing and Proposed GF Plans, 201 Existing and Proposed Elevations, 202 Existing and Proposed Elevations and Design and Access Statement Including Photographic Survey dated 28th May 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 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.
- 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 Reasons for granting permission.

The proposal is modest in nature comprising of a small extension at lower ground floor, the enlargement of an existing balcony at ground floor which provides access

via a staircase to the garden and minor alterations to windows on the side wing at ground floor (adjoining no 8 Rosslyn Hill). It is not considered that the proposal would have a detrimental impact on the appearance of the host building and given that it is both modest and confined to the rear elevation, it would not harm the wider conservation area. The width of the balcony would remain the same, while the length would extend to the existing bay window protrusion.

The detailed design is considered appropriate and sympathetic to the host building: the extension at lower ground level will be rendered to match the host building and the balcony will have a traditional black railing balustrade, similar to existing, and an additional 1.8m privacy screen to protect overlooking in relation to no 8 Rosslyn Hill. For this reason, the proposal and design is not considered to harm the host building or wider conservation area.

In terms of neighbouring amenity, although the proposal is modest in scale, size and projection there would be overlooking from the proposed extended balcony in relation to neighbours at no 8, both into the garden and directly into a habitable room. For this reason, the proposal was revised to include a 1.8m privacy screen on the relevant side of the balcony. This is deemed appropriate to mitigate the impact of the proposal. The neighbours at no 4 would be protected in terms of overlooking from the balcony by the existing bay window at no 6, and it is noted that the balcony would not result in any additional overlooking above what is currently possible with the existing bay window. The proposed rear extension would not project any further than the balcony and existing staircase and so therefore does not raise any concerns in terms of loss of daylight or sunlight to adjoining neighbours.

The minor changes to two windows in the side wing on the ground floor adjacent to 8 Rosslyn Hill would have no material effects on the appearance of the building or the amenity of the occupiers at 8 Rosslyn Hill.

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.

No objections were received following statutory consultation. The site's planning history was taken into account when coming to this decision.

As such, the proposal 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 policies of the London Plan 2021 and National Planning Policy Framework 2021.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer