

Application ref: 2021/1152/P  
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Date: 19 October 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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**LINIA STUDIO LTD**  
Dancastle Court,  
14 Arcadia Ave,  
Finchley,  
London N3 2JU

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**61B Bakers Passage**  
**London**  
**NW3 1RH**

Proposal:  
Replacement of the window within existing rear dormer extension and erection of metal balustrade to form rear roof terrace. Addition of rooflights (2) to front roof slope (1) and rear roof slope (1)

Drawing Nos: OS-1, X-01, X-04, X-06, X-07, P-04A, P-05, P-06A, P-07A, Design & 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 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 drawings:

P-04A, P-05, P-06A, P-07A

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The application proposes the replacement of the window within the existing rear dormer extension with a pair of timber French windows to give access to a roof terrace across half of the rear of the roof. A metal balustrade would be formed to the sides of the roof terrace. Also proposed are the provision of a new rooflight in the front roof slope and the formation of a new rooflight (making two rooflights) next to the rear dormer extension.

The application building is not listed but it is in the Hampstead Conservation Area.

The proposed French windows in the rear roof slope and metal balustrading at roof level would be similar to those at nos. 59, 60, 62 and 63 Baker's Passage and they would not harm the heritage or townscape value of the building or the character or appearance of the Conservation Area.

The new rooflights in the front and rear roof slopes would be not be unduly prominent and due to their size and siting they would also not harm the appearance of the roofscape or the Conservation Area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Given the presence of similar French windows and roof terraces at nos. 59, 60, 62 and 63, and the distance and positions of the properties to the rear (in Heath Street) and sides, the proposals would not result in any significant loss of light, privacy or outlook at any neighbouring properties. There would be no more direct overlooking into any neighbouring rooms or gardens than currently existing from existing first and second floor windows at the site and the proposals would not result in any significant overshadowing or loss of outlook from any neighbouring rooms or gardens.

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.

As such, the proposed development 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 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](http://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