

Application ref: 2021/3860/P
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Rickett Architects Ltd
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**1 Oak Hill Park Mews
London
NW3 7LH**

Proposal: Retrospective erection of mansard roof extension, single storey rear ground floor extension, excavation of rear garden and installation of retaining wall/fence, alterations to fenestration and replacement cladding.

Drawing Nos: Site location plan: 2002 S3 001F; 2002 S3 002 b; 2002 S3 003 c.

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 shall be carried out in accordance with the following approved plans:

Site location plan: 2002 S3 001F; 2002 S3 002 b; 2002 S3 003 c.

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

Informative(s):

1 Reasons for granting permission:

The proposal is retrospective. The principle of a mansard roof extension has been established in planning permissions ref: 2007/5672/P and 2011/0949/P. The adjoining properties at No.2 and 3 have already been subject to roof extensions. The proposed flat-topped mansard roof extension occupies the majority of the roof with the front and the rear slopes pitched at less than 70 degrees and internal height of 2.4m. The extension measures approx. 8.9m depth, 8.4m width and 2.8m height. It appears less bulky than the previously approved schemes which were subject to a brick upstand on the side elevation.

The mansard design appears as a complementary addition to the terrace. The rear dormer window is in line with CPG 'Home Improvements' guidance. The design is considered to be an improvement in terms its bulk and detailed design compared to those historically granted. It is not considered to enclose the entrance to the mews or harm its character. The materials are appropriate.

The rear extension is modest in scale and does not occupy the full width of the rear elevation. It retains a sufficient garden space. The use of vertical cedar cladding and aluminium fenestration ties it to the front and side elevational treatments which is acceptable. It is noted that No.1 does not mirror the fenestration found on the front elevation of No.2 and 3 Oak Hill Park Mews which adjoin the site. The replacement fenestration and cladding will improve this and the side elevation. The rear garden will be partially excavated with a new retaining wall to improve access and usability of this area. The retaining wall is painted render with a timber cladding fence which matches the host building. Whilst the fence is high in this location it is considered acceptable. A small area of decking will be installed to provide access. This element is acceptable.

Overall, the proposal is considered to preserve the character and appearance of the host property, mews and wider 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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The overall height of the roof at the front elevation will be increased 1.2m. It is noted that the host property sits at a lower level to No.'s 5 and 6 which are located north of the site. These properties, given the location, scale and siting of the development, would not experience a harmful loss of amenity in terms of loss of light, outlook or privacy.

It is noted that Nos.7 and 8 Oak Hill Park Mews are located south of the site, both are in use as single family dwelling houses and tower over the site as they are both three storeys high. It is acknowledged that the sites sit around 7.5m apart; however an increase of 1.2m in height to the existing roof would not result in a detrimental loss of light or outlook to either property. It is also not considered to result in a loss of privacy.

The other alterations including high boundary fence and rear extension are not

considered to cause an unacceptable loss of amenity with regard to sunlight, daylight, outlook, privacy, noise or light pollution due to their small scale and siting.

No trees were proposed for removal and only minor development is proposed within the root protection areas of trees to be retained. If the development was not retrospective the details of tree protection and their installation during construction would have been conditioned.

Highways officers reviewed the development and concluded that if the development was not retrospective that a S106 legal agreement securing a CMP, a CMP monitoring fee and a construction impact bond would have been required.

- 2 No objections were received during the statutory consultation period. 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, A2, A3, D1, D2, T1, T2 and T4 of the Camden Local Plan 2017 and policies DH1, DH2, NE2 and TT1 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with policies of the London Plan (2021) and the National Planning Policy Framework 2021.

- 3 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).
- 4 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.
- 5 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer