

Application ref: 2020/2920/P  
Contact: Josh Lawlor  
Tel: 020 7974 2337  
Email: Josh.Lawlor@camden.gov.uk  
Date: 15 November 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

James Lambert Architects Ltd.  
43 Oakfield Court  
Haslemere Rd.  
London  
N8 9QY  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**32 Hampstead High Street  
London  
NW3 1JQ**

Proposal:

Creation of rear roof terrace at 4th floor level for use ancillary to existing Class E office use at 3rd floor level, including erection of rear stair enclosure, installation of balustrades and roof access hatch and other associated alterations.

Drawing Nos: 32HH EX 0.1; 32HH EX 0.2; 32HH EX 1.1; 32HH EX 1.2; 32HH EX 1.3; 32HH EX 1.4; 32HH EX 1.5; 32HH GA 0.1; 32HH GA 0.2 Rev. A; 32HH GA 1.1 Rev. A; 32HH GA 1.2 Rev. A; 32HH GA 1.3 Rev. A; 32HH GA 1.4 Rev. A; 32HH GA 1.5 Rev. A; Block Plan (dated 23/06/2020); Design and Access Statement HH01a (prepared by James Lambert Architects Ltd, received 07/01/2021); Site Plan (dated 23/06/2020), Wildflower varieties, GrufeKit Green Roof System.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 32HH EX 0.1; 32HH EX 0.2; 32HH EX 1.1; 32HH EX 1.2; 32HH EX 1.3; 32HH EX 1.4; 32HH EX 1.5; 32HH GA 0.1; 32HH GA 0.2 Rev. A; 32HH GA 1.1 Rev. A; 32HH GA 1.2 Rev. A; 32HH GA 1.3 Rev. A; 32HH GA 1.4 Rev. A; 32HH GA 1.5 Rev. A; Block Plan (dated 23/06/2020); Design and Access Statement HH01a (prepared by James Lambert Architects Ltd, received 07/01/2021); Site Plan (dated 23/06/2020), Wildflower varieties, GrufeKit Green Roof System.

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

- 3 The living roof shall be fully provided in accordance with the details hereby approved prior to first use of the roof as a terrace and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 4 The terrace hereby approved shall be used as an outdoor amenity space between the hours 0700 and 2100 Monday to Friday and between 0900 and 1800 on Saturday and Sunday. Outside of these permitted hours the roof shall be used only for maintenance purposes.

Reason: To safeguard the residential amenity of surrounding residential occupiers in accordance with Policy A1 of the Camden Local Plan 2017.

- 5 Other than the areas explicitly identified on the approved drawings as a roof terrace, no part of any other roof of the building shall be used as a roof terrace or other form of open amenity space. Any access out onto this area shall be for maintenance purposes only. The balustrade hereby approved shall be installed prior to the use of the terrace and shall be retained and maintained thereafter.

Reason: In order to protect the existing residential amenities of the occupiers of neighbouring properties in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 6 The use of the roof terraces shall not commence until the balustrades, as shown on the approved drawings, have been constructed. The balustrades shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises and for the safety of users in accordance with policies C5, A1 and D1 of the London Borough of Camden Local Plan 2017.

#### 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](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



Daniel Pope  
Chief Planning Officer