

Application ref: 2021/3210/P  
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Date: 22 March 2022

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

Phone: 020 7974 4444

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MAP Architecture  
144 Cambridge Heath Road  
LONDON  
E1 5QJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 1**  
**27 Willow Road**  
**London**  
**NW3 1TL**

Proposal:

Erection of single storey rear basement infill extension and replacement of window with doors, installation of front steps from basement to ground floor, bike store, replacement front gate and landscaping alterations, replacement of door with window and installation of reduced size windows at front elevation basement level.

Drawing Nos: Site Location Plan 2103-E001, P001 A, P002 A, P003, P004, P005 A.  
Design and 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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan 2103-E001, P001 A, P002 A, P003, P004, P005 A. Design and Access Statement.

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

- 3 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017 and DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

#### Informative(s):

- 1 Reasons for granting permission:

To the rear, a modest infill extension is proposed with alteration to the fenestration at lower ground floor. The extension will match the existing rear building line and retain sufficient garden space. A timber framed door and window and a set of timber framed French doors shall be installed to access the rear garden. The new fenestration shall be placed in a similar position to existing openings.

The alterations to the front include the creation of new steps to the basement level and accommodation for bicycle and refuse storage spaces within the light-well.

Two basement level windows at the front shall be reduced in size to accommodate the new stair, also with the installation of a new window in a former doorway opening. The majority of proposed changes are all below ground level and will have limited visibility from the street, they are not considered to detract from the front elevation. The timber new gate to the basement level steps is considered to be in keeping with the street scene.

The original proposal included a sedum roof over the bike store, which has now been removed from the plans. Given the sunken position of this element of the proposal, its removal is not considered to harm the appearance of the host building.

The proposed scheme is considered acceptable in terms of scale, design and materials and would not appear incongruous in the local setting or harm the character and appearance of the conservation area. The Council's Conservation Team were consulted and raised no objection.

All developments should incorporate appropriate climate change adaptation measures where possible. In this instance given the the size of the roof of the bike store at 1.7 sq. m and the fact that it is north facing it is not considered appropriate to require the installation of a sedum roof on the flat roof of the bike

store,.

Due the minor nature of the proposed alterations, the development is not considered to give rise to adverse impacts on residential amenity, in terms of loss of light, outlook or privacy.

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.

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.

As such, the proposed development is in general accordance with policies A1, A3, D1 and D2 of the London Borough of Camden Local Plan 2017, and with policies DH1, DH2 and NE4 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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer