

Application ref: 2022/0242/P  
Contact: Fast Track JL  
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Email:  
Date: 6 June 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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**WHITEBOX ARCHITECTURE + DESIGN**  
3 Kenswick Manor  
Kenswick  
Lower Broadheath  
Worcester  
WR2 6QB

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**Flat A**  
**10 Heath Street**  
**London**  
**NW3 6TE**

Proposal:

Erection of first floor side extension with flat roof above and external stairs to roof terrace in association with existing first and second floor flat.

Drawing Nos: Site location plan; 1039-WHB-MA[20], 0001-P01, 0002-P08, 0004-P02, 0005-P01.

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; 1039-WHB-MA[20], 0001-P01,

0002-P08, 0004-P02, 0005-P01.

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

Informative(s):

- 1 Reasons for granting permission:

The application relates to a 3-storey brick property on the corner of Heath Street and the narrow pedestrianised Perrins Court. The building is not listed but is located in Hampstead Conservation Area and is identified as making a positive contribution to the character and appearance of the Conservation Area. A two-bedroom flat is located on the upper floors, accessed from Perrins Court.

Planning permission is sought for a 1.5 storey rear extension in association with the first and second floor flat and an external staircase to the existing roof terrace above. The application is very similar to an existing permission at the property, planning reference: 2021/0652/P. The only difference being the addition of the staircase leading to the existing roof terrace with a black metal railing either side. The bulk of the extension is not significantly altered to enable the addition to the access.

The extension would be flush with the Perrins Court elevation at first floor level but at second floor level it would be set back by 2.8m at second floor. It would provide a staircase to improve access and circulation for the residential unit. The access to the roof terrace is also set back by 2.8m.

The extension would be small in scale and is considered to be subordinate to the host building. It would be largely obscured by the surrounding buildings located to the east and west of the application site. The use of brick as facing material and timber-framed box sash window treatment would help integrate the extension into its surroundings and the wider conservation area. As a result, it would not be a prominent or obtrusive feature from the wider public realm. Given the setback location of the staircase to the roof terrace it would not be visible from Heath Street or Perrins Court and would therefore not impact on the character and appearance of Hampstead Conservation Area.

The application property has modest depth (one room, 3.6m). The neighbouring property 14 has a greater depth, 4.7m: due to the layout there would be no impact on daylight/ sunlight of this property. Number 1-12 Perrins Court has a blank wall facing the site. There are no outdoor amenity spaces that would be overshadowed by the proposal. The proposed window on the

second floor would overlook the application unit so no new views would be opened up. The staircase to the roof terrace would afford views towards the rear of no. 14 Heath Street, however, owing to the oblique angle and the stepped rear elevations this would not result in overlooking which could harm neighbour amenity.

No objections have been received following the statutory consultation and is addressed in a separate consultation summary and the planning history of the site and neighbours 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.

In conclusion, the proposed development is in general accordance with policies D1, D2 and A1 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 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 'DP', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer