

Application ref: 2022/1870/P  
Contact: Adam Greenhalgh  
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Date: 9 September 2022

**Development Management**  
Regeneration and Planning  
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Town Hall  
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Projection Architects Ltd  
122 Carr Road  
Northolt  
UB5 4RF  
United Kingdom

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**4 Flat 6**  
**Rosslyn Hill**  
**London**  
**NW3 1PH**

Proposal: Enlargement of two existing rooflights and window to side elevation of upper floor flat.

Drawing Nos: P-21061-NW3 1PH-PL: A01-E, A02-E, A03-E, A04-E, A05-E, A06-E, A07-E, B01-E, DAS-E 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 The development hereby permitted shall be carried out in accordance with the following approved drawing/document:

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.

Informative(s):

- 1 Reasons for granting permission:

4 Rosslyn Hill is a 5 storey period building on the north side of Rosslyn Hill close to the junction with Pond Street. It is within the Hampstead Conservation Area and it is noted as being a 'positive contributor' in the Hampstead Conservation Area Statement 2001.

The building has a hipped tiled roof. The application relates to Flat 6 which occupies the third floor and roof.

The proposal is to enlarge two existing rooflights on the side roof slopes. The rooflights are located on the east and west (side roofslopes) close to the ridge, and they would become 1.2m wide x 600mm deep. A window to the side elevation at third floor level would also be increased in height by 440mm.

Sited on the side roof slopes the enlarged rooflights would essentially not be visible from the road (Rosslyn Hill) or from the properties to the rear in Hampstead Hill Gardens. The proposals would be screened from view from Pond Street. There would be very limited views from the public domain or from any neighbouring properties and the proposals would not result in any harm to the character or appearance of the host property or the Conservation Area, which would be preserved. There would also be limited views of the alterations to the side window and it would not impact the character or appearance of the building.

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.

The enlarged windows would not harm the amenity of any neighbouring occupiers. They would not result in any overlooking of any neighbouring rooms or gardens. The siting and appearance, including illumination would not result in undue glare or loss of aspect for any neighbouring occupiers.

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 proposal 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. The proposed development also accords with the policies of 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:

<https://www.gov.uk/appeal-planning-decision>.

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