

Application ref: 2022/3935/P
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Date: 17 March 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

WEBB ARCHITECTS LIMITED
Studio B
7 Wellington Road
London
NW10 5LJ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
41 Sarre Road
London
Camden
NW2 3SN

Proposal:

Erection of rear side extension.

Drawing Nos: 1279.01.02(-); 1279.01.03(-); 1279.01.04(-); 1279.02.01(-); 1279.02.02(-); 1279.02.03(-); 1279.03.01(-); 1279.03.02(-); 1279.03.03(-); 1279.01.11(A); 1279.01.12(F); 1279.01.13(C); 1279.02.11(C); 1279.02.12(D); 1279.02.13(D); 1279.02.14(D); 1279.03.11(D); 1279.03.12(C); 1279.01.01(A); Design Statement Rev 1

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

1279.01.02(-); 1279.01.03(-); 1279.01.04(-); 1279.02.01(-); 1279.02.02(-);
1279.02.03(-); 1279.03.01(-); 1279.03.02(-); 1279.03.03(-); 1279.01.11(A);
1279.01.12(F); 1279.01.13(C); 1279.02.11(C); 1279.02.12(D); 1279.02.13(D);
1279.02.14(D); 1279.03.11(D); 1279.03.12(C); 1279.01.01(A); Design
Statement Rev 1

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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal involves the erection of a single storey side infill extension with a triangular plan form measuring approx. 8.6m deep, 4.1m wide (appearing 1.7m wide on the rear elevation) and 3.4m high at its highest point (when viewed from the rear given the land levels). It would incorporate a glass rooflight above the flat roof, and use brick and render to match existing facing materials with two high level metal framed fenestration to the rear and side, and aluminium sliding doors to replace the existing doors at the rear. The proposal would create an approximate additional 20sqm of new floorspace, extending slightly further (less than 1m) to the side at the front, however it would not extend past the closet wing rear elevation.

The proposals are considered to be acceptable especially when set in the context of the sizeable rear gardens of the host property and neighbouring buildings. The contemporary design is appropriate and subordinate in scale and form to the context of the site. As such, the proposed extension would appear sufficiently subordinate to the main building and would not appear oversized in relation to the rear garden. Overall the revised proposal is considered to be acceptable in terms of its design, siting and scale, and would involve appropriate alterations in keeping with the character and appearance of the host building and wider area.

The rear existing garden would remain and mostly hard landscaping would be removed. It is considered that sufficient garden space is retained in accordance with policies designed to protect gardens and open spaces. Given the narrow gap between nos. 41 Sarre Road and 65 Minster Road when viewed from the front and side of the properties, the proposed extension would be hardly visible from within the public domain. There are no properties directly to the rear of the site so there are no visibility concerns at the rear. There would be a 1m gap

from the side boundary however it would appear a sufficient distance from the nearest neighbouring windows on Minister Road and the high level windows would not cause concerns in terms of overlooking, light spill, loss of 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.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood plan 2015. 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) 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-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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