

Application ref: 2022/0632/P
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Development Management
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Walker Bushe Architects Ltd
6 Highbury Corner
Highbury Crescent
London
N5 1RD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
17 Parliament Hill
London
NW3 2TA

Proposal: Erection of a single storey rear extension, outbuilding to rear garden, removal of boarding to front gable and reinstatement of original window opening, installation of 3 rooflights, replacement of side window, recladding of existing dormers in lead, replacement of rear dormer window to match the neighbour's and alterations to the front garden.

Drawing Nos: 685_PL403, 685_PL401 rev A, 685_PL011, 685_PL010, 685_PL014, 685_PL101, 685_PL100, 685_PL105, 685_PL104, 685_PL201, 685_PL107, 685_PL401-A, 685_PL400, 685_PL402, 685_PL001, 685_PL020, 685_PL041, 685_PL042, Q37 Specification for 17 Parliament Hill, Sky Garden Biodiverse System ref: SG41316, Green Roof 17 Parliament Hill.

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: 685_PL403, 685_PL401 rev A, 685_PL011, 685_PL010, 685_PL014, 685_PL101, 685_PL100, 685_PL105, 685_PL104, 685_PL201, 685_PL107, 685_PL401-A, 685_PL400, 685_PL402, 685_PL001, 685_PL020, 685_PL041, 685_PL042, Q37 Specification for 17 Parliament Hill, Sky Garden Biodiverse System ref: SG41316, Green Roof 17 Parliament Hill.

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.

- 4 Before occupation the louvres to the side elevation glazing shall be fixed in place and thereafter retained in perpetuity .

Reason: To safeguard neighbours amenity in accordance with the requirements of Policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The works proposed to the front of the house are considered an enhancement to the host building and the conservation area. The removal of the pipework, non-original timber cladding to the gable and the reintroduction of window reinstate the symmetry with adjoining no 19 and are all perceived as heritage benefits. To the front garden reinstating York stone and re-grading the entrance path back to the original level and removal of the handrail are all considered positive enhancements.

The new rear extension does not extend as far into the garden as the existing part-width rear extension but is much wider leaving a side passage against the boundary with no 16 Parliament Hill. It is considered subordinate, its height in context of existing neighbouring rear additions is reasonable and does not dominate the building's rear façade. In terms of detailed design it would be clad in terracotta coloured panels with areas of glazing, which would complement the red brick of the host building.

Situated midway down the garden backing onto the outbuilding of neighbouring no 15, a modest, timber clad shed would be erected. The works would not result in the loss of any existing trees. Sedum green roofs will cover both the new rear extension and the garden outbuilding in the interests of the appearance and biodiversity of the garden environment. Satisfactory detailing has been provided in relation to the green roofs.

The new roof lights proposed would not be visible from the public realm and are considered acceptable, as is the replacement window to the side elevation and the re-cladding of the rear dormer. The council's request that the dormer window also be replaced to match the fenestration of the neighbouring property has also been accommodated.

The extension would not be visible from the public realm and overall the works proposed are not considered to detract from the host building, neighbouring buildings, or the wider conservation area. They would not be overbearing upon the visual amenity of any neighbouring occupiers, harmful to the outlook from neighbouring rooms or gardens or detrimental in terms of heritage interests.

The works are not considered to have a significant negative impact in relation to daylight, sunlight or outlook to neighbouring properties. The side elevation facing no 15 would have sections of full height glazing. A full height glass panel would replace the existing window that directly faces a window on the adjacent wall of no 15. This replacement is considered to lessen the negative impact of the existing situation and is therefore considered an improvement. Further down a series of external louvres cover a glazed area ensuring there are no views directly towards no 15 or the kitchen window of no 15a. A condition has been added to the permission to ensure the louvres are fixed and permanently angled to protect neighbours privacy.

An objection was received during the course of this application from a neighbour in regard to potential overlooking from the proposed side elevation glazing into no 15a, this is considered to be addressed by the condition added to ensure the louvres are permanently fixed in position as shown on the drawings. This and the planning history of the site have been taken into account when coming to this decision.

The proposal is considered to preserve the character and appearance of the host building and conservation area. 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, D1 and D2 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 the provisions of 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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