

Application ref: 2023/0887/P
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Date: 18 April 2023

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)

Full Planning Permission 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 one, installation of a dormer at side roof level and associated minor alterations, plus alterations to the front garden.

Drawing Nos: (Prefix 685) PL001, PL010, PL011, PL014, PL020, PL041, PL042, PL100 Rev D, PL103 Rev E, PL104 Rev C, PL105, PL107, PL201 Rev C, PL203 Rev D, PL400, PL401 Rev C, PL402 Rev C, PL403

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:
(Prefix 685) PL001, PL010, PL011, PL014, PL020, PL041, PL042, PL100 Rev D, PL103 Rev E, PL104 Rev C, PL105, PL107, PL201 Rev C, PL203 Rev D, PL400, PL401 Rev C, PL402 Rev C, PL403

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.

- 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.

- 5 The side dormer window facing no.15 Parliament Hill shall be fully obscure-glazed. The obscure glazing shall be retained in perpetuity thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to prevent overlooking of the neighbouring occupiers in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Planning permission for the erection of a rear extension, erection of an outbuilding in the rear garden, and associated works was granted on 18/08/2022 (ref. 2022/0632/P). The current application is for an identical scheme but with minor alterations to the original permitted plans. These include a slightly repositioned ground floor side door and window, minor revisions to the rear sliding doors surround and head, slight changes to two side facing windows, slight changes to materials along the side elevation of the extension, and the installation of a dormer window on the side roof slope.

There is no material change to the approved rear extension. As the main material considerations of the proposed extension have already been assessed and accepted, only the side dormer and associated alterations of the approved scheme have been assessed here relating to this application.

The proposed dormer window will be located on the west roofslope and will facilitate a larger bathroom on the loft level. It would be finished with lead cladding and feature a fully obscure-glazed timber sash window to match other

windows on the dwelling. The dormer would not be visible from the public realm, due to the narrow gap and being hidden behind the front roof. Thus it will not detract from the character and appearance of the host building, neighbouring buildings and wider conservation area.

Give its location and obscure glazing, it would not be harmful to any visual amenity of any neighbouring occupiers, in terms of loss of light, privacy or outlook.

The other proposed alterations are considered to be minor in scale and will not affect the intent of the previously approved plans, nor will they detract from the character and appearance of the host building, neighbouring buildings or wider conservation area.

Two objections were received during the course of this application from neighbours in regard to potential overlooking from the proposed side dormer window. In response, the applicant has revised the plans and swapped out the half-obscure glazed dormer window for a fully obscure-glazed dormer window. This will prevent any impacts to neighbouring amenity with regards to loss of privacy. A condition has been added to the permission to ensure the dormer window is fully obscure-glazed to protect neighbouring privacy.

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 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:

<https://www.gov.uk/appeal-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



Daniel Pope
Chief Planning Officer