

Application ref: 2022/2442/P
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Date: 20 April 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Formation Architects
Winchester House
1-3 Brixton Road
London
SW9 6DE
England

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
11 Denning Road
London
Camden
NW3 1ST

Proposal:

Erection of full width single storey (lower ground) rear extension (with three storey rear wing reinstated above), erection of dormer extension on rear roof slope of main roof and replacement of existing windows with new to match existing.

Drawing Nos: D1050 Rev 0; D1100 Rev 0; D1103 Rev 0; D1102 Rev 0; D1501 Rev 0; D1199 Rev 0; D1104 Rev 0; D1701 Rev 0; D1502 Rev 0; D2100 Rev 0; D1703 Rev 0; D1702 Rev 0; D2102 Rev 0; D2102 Rev 0; D2103 Rev 0; D2199 Rev 0; D2104 Rev 0; D3102 Rev 0; D3701 Rev 1; D3502 Rev 1; D3703 Rev 1; D3702 Rev 1; D3101 Rev 1; D3100 Rev 1; D3199 Rev 1; D3104 Rev 1; D3102 Rev 1; D3501 Rev 1; D3050 Rev 1; D3103 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: D1050 Rev 0; D1100 Rev 0; D1103 Rev 0; D1102 Rev 0; D1501 Rev 0; D1199 Rev 0; D1104 Rev 0; D1701 Rev 0; D1502 Rev 0; D2100 Rev 0; D1703 Rev 0; D1702 Rev 0; D2102 Rev 0; D2102 Rev 0; D2103 Rev 0; D2199 Rev 0; D2104 Rev 0; D3102 Rev 0; D3701 Rev 1; D3502 Rev 1; D3703 Rev 1; D3702 Rev 1; D3101 Rev 1; D3100 Rev 1; D3199 Rev 1; D3104 Rev 1; D3102 Rev 1; D3501 Rev 1; D3050 Rev 1; D3103 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 Policies D1 and D2 of the London Borough of Camden Local Plan 2017 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 4 The flat roofs on the single storey rear side extension and the replacement three storey rear wing hereby approved shall not be used as terraces, balconies or for any other incidental residential purposes.

Reason: To safeguard the amenities of the adjoining premises and the area generally 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 proposed development seeks to re-build the rear closet wing with a new single storey 'full width' rear (and side) extension being added. The proposal includes the erection of a dormer extension on the rear roofslope of the main building and the replacement of existing windows with like-for-like replacements.

There are several similarly sized, sited and designed lower ground floor rear extensions within the terrace on this side of Denning Road such as at no. 5 Denning Road (planning permission 2021/2983/P granted in 2022) no. 7 (planning permission 2013/5812?P granted in 2013) and no. 13 (planning permission 2020/1897/P granted in 2020).

The proposed single storey rear extension would be of an appropriate scale, siting and design on the four storey building. It would not harm the character or appearance of the rear elevation of the building when viewed from

neighbouring properties and the massing, design and materials would be in keeping with the character of the area.

The re-built three storey closet wing would be of a similar massing, design and treatment as existing, with the exception of the formation of two Juliette balconies are proposed at ground floor to the rear. These would not harm the character and appearance of the host building and conservation area.

The proposed rear dormer extension has been reduced in size to match the size, siting and design of the rear dormers erected on adjacent properties including at no. 9 Denning Road which was granted in 1984 (ref. 8400517) and no. 13 Denning Road which was granted in 2020 (ref. 2020/1897/P).

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 Regulations Reform Act 2013.

The proposal has been amended to remove an originally proposed spiral staircase at the rear to give access to a roof terrace on the roof the new single storey rear extension.

It is considered that the proposed works would not result in any amenity impact on neighbouring properties by way of loss of outlook, daylight or privacy.

Single storey in height and with a condition that the roof shall not be used as a terrace, the lower ground floor rear extension would not result in any overshadowing or overlooking of any neighbouring rooms or gardens. It would not obscure any neighbouring windows or result in the loss of any aspect for any neighbouring occupiers.

The site's planning history has been taken into account when making this decision.

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. 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) 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