

Application ref: 2022/5633/P
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Planning Potential Ltd.
Magdalen House
148 Tooley Street
London
SE1 2TU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
22 Tanza Road
London
NW3 2UB

Proposal:

Replacement of existing rear verandah and terrace by new single storey rear extension; installation of new rear dormer to roof and new replacement double-glazed windows.

Drawing Nos: A(91)A0-001; A(91)E1-002; A(GA)E1-099; A(GA)E1-100; A(GA)E1-101; A(GA)E1-102; A(GA)E1-103; A(GA)E1-301; A(GA)E1-302; A(GA)E1-303; A(GA)E1-201; A(GA)E1-202; A(GA)E1-203; A(GA)E1-204; A(91)A0-002; A(GA)A0-099; A(GA)A0-100; A(GA)A0-101; A(GA)A0-102; A(GA)A0-103; A(GA)A0-301; A(GA)A0-302 REVA; A(GA)A0-303; A(GA)A0-201; A(GA)A0-202 REVA; A(GA)A0-203; A(GA)A0-204 REVA; A(3D)A0-501; A(3D)A0-502; A(3D)A0-503; A(3D)A0-504; A(3D)A0-505; A(3D)A0-506; A(3D)A0-507; A(3D)A0-508; A(3D)A0-509; A(3D)A0-510; A(3D)A0-511; A(3D)A0-512; A(3D)A0-513; A(3D)A0-514; A(3D)A0-515; A(3D)A0-516; A(3D)A0-517; A(3D)A0-518; A(3D)A0-519; A(3D)A0-550; A(3D)A0-551; A(3D)A0-552; U22004-A(GA)A0-701; Arboricultural Implications Report by SJA Trees dated August 2021; 118689-100/IM/SMM; AEG0228_NW3_TanzaRoad_01; Bauder XF301 General Maintenance and Bauder XF301 Sedum Blanket Solution.

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; A(91)A0-001; A(91)E1-002; A(GA)E1-099; A(GA)E1-100; A(GA)E1-101; A(GA)E1-102; A(GA)E1-103; A(GA)E1-301; A(GA)E1-302; A(GA)E1-303; A(GA)E1-201; A(GA)E1-202; A(GA)E1-203; A(GA)E1-204; A(91)A0-002; A(GA)A0-099; A(GA)A0-100; A(GA)A0-101; A(GA)A0-102; A(GA)A0-103; A(GA)A0-301; A(GA)A0-302 REVA; A(GA)A0-303; A(GA)A0-201; A(GA)A0-202 REVA; A(GA)A0-203; A(GA)A0-204 REVA; A(3D)A0-501; A(3D)A0-502; A(3D)A0-503; A(3D)A0-504; A(3D)A0-505; A(3D)A0-506; A(3D)A0-507; A(3D)A0-508; A(3D)A0-509; A(3D)A0-510; A(3D)A0-511; A(3D)A0-512; A(3D)A0-513; A(3D)A0-514; A(3D)A0-515; A(3D)A0-516; A(3D)A0-517; A(3D)A0-518; 3D)A0-519; A(3D)A0-550; A(3D)A0-551; A(3D)A0-552; U22004-A(GA)A0-701; Arboricultural Implications Report by SJA Trees dated August 2021; 118689-100/IM/SMM; AEG0228_NW3_TanzaRoad_01; Bauder XF301 General Maintenance and Bauder XF301 Sedum Blanket Solution.

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 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved Tree Protection Plan. The protection shall then remain in place for the duration of works on site and works should be undertaken in line with the approved arboricultural method statement, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The proposed window of the rear extension on the southeast flank elevation facing no.20 Tanza Road be obscured glazed and fixed shut and shall be maintained and permanently retained as such thereafter.

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

- 6 The flat roof of the proposed rear extension shall not be used as a terrace and shall only be used for maintenance purposes.

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

- 7 The green roof hereby submitted shall be fully provided in accordance with the approved details and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission

Planning permission is sought for the erection of a single storey extension to the rear elevation at ground floor level, replacing the existing verandah and terrace, and for a rear dormer roof extension.

The proposed dormer would be subordinate to the rear roof plane and would be set away from the roof ridge, eaves and hips, to avoid projecting into the roof line when viewed from a distance. It is considered to have a good relationship with the roof and rear elevation in terms of design, form, scale, size and alignment of windows, so does not give a dominant appearance.

The proposed rear extension would be subordinate to the host building in terms of its scale and the proposal would retain a reasonable proportion of the garden and be of modest depth and width. The proposed rear extension would offer limited visibility from neighbouring properties and none from the public realm. The simple design with flat roof, fully glazed rear façade and articulated brick side facades is considered acceptable; the rear facade design has been revised to introduce more articulation by additional glazing bars which is welcomed.

The proposed green roof would provide both biodiversity benefit and help with softening the rear extension's visual impact. The details provided of the sedum roof are considered acceptable.

The loss of the 5 trees are considered acceptable as they are all category 'C' trees, being of low quality and not visually or ecologically important. All the trees are small in scale and their removal would not result in significant harm to the general amenity of the host building and wider area.

The tree protection plan is adequate to protect the trees to be retained, subject to conditions to require implementation of tree protection measures.

The existing single glazed windows would be replaced with timber framed double glazed windows to the front and rear elevations. The proposed windows would be similar additions to the existing timber framed windows within their setting.

The proposal is considered to preserve the character and appearance of the host building, streetscene 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.

- 2 The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. Given its location to the rear elevation and its separation from the three neighbouring properties, both the dormer and the rear extension would have minimal impact on neighbouring amenity in terms of loss of sunlight, daylight, outlook and privacy. The proposed extension and the rooflights would not be close to neighbouring windows thus any light spill to nearby windows would be minimal. A comment was received from the neighbouring property at number 20 requesting the side window of the proposed extension to be obscured glazed to maintain privacy to their garden; accordingly a condition is attached requiring the proposed window to be obscured glazed. Thus, the proposed development would not result in harmful overlooking or sense of enclosure and an additional condition is attached to ensure that the flat roof is not used as a terrace.

No objections were received following statutory consultation. 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, D1 and D2 of the Camden Local Plan 2017 and policy DH1, DH2 and NE4 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 3 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).
- 4 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.

- 5 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 blue rectangular background.

Daniel Pope
Chief Planning Officer