

Application ref: 2022/4888/P
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Date: 10 May 2023

Development Management
Regeneration and Planning
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www.camden.gov.uk/planning

Juliet Aston
34 Glenhurst Avenue
London
NW5 1PS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**34 Glenhurst Avenue
London
NW5 1PS**

Proposal:

Demolition of existing rear extension and erection of single storey ground-floor rear extension, erection of rear dormer extension and installation of 3 rooflights on front roofslope.

Drawing Nos: 100, 101, 102, 103, 105 Rev A, 106, 110 Rev A, 111 Rev A, Site Plan, Design and Access Statement Rev B

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:

100, 101, 102, 103, 105 Rev A, 106, 110 Rev A, 111 Rev A, Site Plan, Design and Access Statement Rev B

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.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension and dormer extension are considered to be acceptable in terms of size and design. All elements would be subordinate to the host building in bulk and location. The rear extension is similar in footprint and size to the existing one. The rear dormer, although large, would be in character with the established roofscape here where other large dormers on adjoining houses have been built. They would have appropriate materials; the rear extension features timber framed double-glazed windows and a timber clad facade, and the dormer extension features timber framed double-glazed windows and matching tile cladding. Three conservation style rooflights will be installed on the front roof slope, which is considered acceptable and in line with other approved rooflights on Glenhurst Avenue.

Therefore, the design, scale, siting, and materials of the development would be in keeping with the character and appearance of the host property and wider 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.

The proposals would not materially harm the amenity of any neighbouring occupiers. The proposed rear dormer extension would not project beyond or above the rear elevation or roof of the building and the new rear extension will have the same footprint as the existing rear extension and be only slightly higher than the neighbouring party wall. Thus, the rear and dormer extensions would not result in any significant loss of light, privacy or outlook to adjoining sites.

One objection was received citing concerns with the placement and impact of an Air Source Heat Pump (ASHP) on neighbouring amenity. Following concerns from this response as well as from the Council's Environmental Health Officer, the proposed ASHP was removed from the proposed plans. 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 London Borough of Camden Local Plan 2017. The proposal would also accord with relevant policies within the Dartmouth Park Neighbourhood Plan, 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-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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer