

Application ref: 2022/4633/P
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Date: 12 May 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
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CarverFarshi
37 Alfred Place
London
WC1E 7DP
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
14 Burgess Hill
London
NW2 2DA

Proposal: Demolition of non-original rear and side extensions, erection of single storey rear and side extensions, enlargement of rear dormer to include new terrace, adjustments to fenestration and garage door, one rooflight to front roof slope and new wall and side gate.

Drawing Nos: 2103_EX_010, 2103_EX_020, 2103_EX_100, 2103_EX_101, 2103_EX_102, 2103_EX_103, 2103_EX_200, 2103_EX_201, 2103_EX_202, 2103_EX_203, 2103_EX_300, 2103_PL_020, 22103-PL_100, 2103_PL_101, 2103_PL_102, 2103_PL_103, 2103_PL_200, 2103_PL_201, 2103_PL_202, 2103_PL_203, 2103_PL_300, Design and Access Statement 14 Burgess Hill London NW2 2DE by Carver Farshi dated 25 October 2022, Part 1: BS: 5837 Tree Survey & Tree Constraints Plan Report ref GD/230169/R1 dated 17/04/2023, Arboricultural Implications Assessment & "Draft" Tree Protection Plan Report by Bartlett Consulting ref. GD/230169/R2 dated 30/03/2023.

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: 2103_EX_010, 2103_EX_020, 2103_EX_100, 2103_EX_101, 2103_EX_102, 2103_EX_103, 2103_EX_200, 2103_EX_201, 2103_EX_202, 2103_EX_203, 2103_EX_300, 2103_PL_020, 22103-PL_100, 2103_PL_101, 2103_PL_102, 2103_PL_103, 2103_PL_200, 2103_PL_201, 2103_PL_202, 2103_PL_203, 2103_PL_300, Design and Access Statement 14 Burgess Hill London NW2 2DE by Carver Farshi dated 25 October 2022, Part 1: BS: 5837 Tree Survey & Tree Constraints Plan Report ref GD/230169/R1 dated 17/04/2023, Arboricultural Implications Assessment & "Draft" Tree Protection Plan Report by Bartlett Consulting ref. GD/230169/R2 dated 30/03/2023.

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 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Arboricultural Implications Assessment & "Draft" Tree Protection Plan Report by Bartlett Consulting ref. GD/230169/R2 dated 30/03/2023. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

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 Camden Local Plan.

- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels as well as details of at least two replacement trees and permeable paving. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area

in accordance with the requirements of policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 of the London Borough of Camden Local Plan 2017.

- 7 Prior to commencement of development, full details in respect of areas of green roof shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance
- ii. a plan and section at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
- iii. full details of planting species and density

The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained 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 G1, CC1, CC2, CC3, D1 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Fenestration to the front of the house is being regularised and the garage door replaced, as well as the addition of a brick garden wall with wooden gate separating the front and rear garden. These are all considered appropriate changes which will not detract from the host building. To the rear, fenestration is being regularised and the bay and existing outrigger will be removed to facilitate the single storey extension. The new extension features floor to ceiling glazing looking onto the garden.

The new extension will wrap around the side of the property and extend at the rear into the patio space. The extension is considered to retain a reasonable

amount of garden space and read as subordinate to the main house. The new side extension will not be prominent from the street but will be set back further than the existing side extension and will be obscured from view by the new garden wall.

The extension will be brick, with floor to ceiling glazing and support areas of green roof where it is widest. The material palette is considered sympathetic to the host building and the areas of green roof mitigate some of the impact of loss of garden space. The adjacent patio will also be permeable and will prevent the soil beneath becoming inhospitable to tree roots. Both details of the green roofs and permeable paving is being secured by condition.

The scheme involves the removal of two small trees from the rear garden in order to facilitate the development. Although both trees are of low visibility from the public realm, two replacement trees are required to ensure the biodiversity, character and amenity of the area is retained, this will be secured by condition. In light of this, and considering the tree protection plan submitted, the impact on trees is deemed acceptable.

A new rear dormer incorporating a small terrace area will replace the existing one. The new dormer, although substantially larger, is considered to meet the council's guidance and is in proportion with and subordinate to the rear roofslope.

In terms of neighbouring amenity, the scheme is not considered to cause any material harm. The terrace to the rear dormer is inset between dormer walls and therefore does not present any unreasonable levels of overlooking to adjacent properties on Burgess Hill. The property to the rear, Ballantrae House, is obscured by tree canopy and is more than 30m away so overlooking is not considered to be harmful.

No objections were received following statutory consultation. The site's planning history was taken into account when coming to this decision.

As such the proposed development is in general accordance with policies A1, A3 and D1 of the Camden Local Plan 2017, and policies 2 and 18 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposals are also in accordance 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.

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



Daniel Pope
Chief Planning Officer