

Application ref: 2022/5174/P
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Date: 16 May 2023

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

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planning@camden.gov.uk
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Mark Waghorn Architects Ltd
19 New Road
Llandeilo
SA19 6DD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
105 South End Road
London
NW3 2RJ

Proposal: Alteration of existing part two-storey and part-single storey rear extension.

Drawing Nos: 1515_041_A; 1515_11_C; 1515_120_C; 1515_020_C; 1515_040_C;
1515_001_A; 1515_002_B; 1515_010_A; 1515_140_C.

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: 1515_041_A; 1515_11_C; 1515_120_C;
1515_020_C; 1515_040_C; 1515_001_A; 1515_002_B; 1515_010_A;
1515_140_C.

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 development seeks the alteration of the existing part two-storey and part-single storey rear extension.

The proposed alterations would be identical to those previously approved under references 2015/3744/P and 2015/3949/L. It is not considered that there are any material changes including revisions to the London, NPPF or Camden's CPGs that would alter the Council's previous assessment of the proposals.

The alterations are considered appropriate by virtue of the use of lightweight materials and subordinancy to the host dwelling. The proposed increase in depth of 1.3m of the single storey extension is considered acceptable as it will remain recessed from the two storey closet wing. The re-use of glazing to replace the existing glazed extension, including the introduction of sliding glazed doors and the replacement of the rear door entrance with painted double timber doors into the closet wing is considered appropriate.

Due to its size and location, it would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light or privacy.

Whilst the development will have some visual impact, such an extension in this location is not considered harmful to the special interest of the listed building or appearance of the host building, street scene or the Hampstead Conservation Area by virtue of its similar design and appearance to the existing rear extensions.

No objections have been received. The sites planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. 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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer