

Application ref: 2023/1374/P
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Date: 6 June 2023

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

Ray Bryant Architect (rtd)
Flat 11 Provost Court
Eton Road
LONDON
NW3 4SR
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Basement Flat
67 Haverstock Hill
London
Camden
NW3 4SL

Proposal: Erection of side and rear extensions at lower ground floor level; alterations to rear fenestration.

Drawing Nos: PL00; PL01; PL02; PL03; PL04; PL05; PL06; Design statement

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: PL00; PL01; PL02; PL03; PL04; PL05; PL06; Design statement.

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 The flat roofs of the extensions hereby approved shall not be used as outdoor amenity areas.

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.

Informative(s):

- 1 Reasons for granting permission.

The proposal comprises two extensions to the lower ground floor flat - a porch side extension and a half width rear extension. Both extensions would have flat roofs, modest footprints and would represent subordinate additions to the large host building.

The side extension would comprise a metal framed glazed door in a Crittal style. Whilst this is not a traditional finish for a building of this period, owing to the location of the side extension which would be well set back from the front elevation and sited at lower ground floor level, it would not be perceptible in the streetscene. The building is also well set back behind a front garden, further reducing the proposed extension's visibility.

In terms of the rear extension, it would be modest in comparison to the full width extensions evident at neighbouring properties and would not disrupt the pattern of rear development across the building group. It would be constructed in matching brickwork to the main house and include Crittal style doors facing onto the patio. A window at lower ground floor level would also be converted into double Crittal style doors.

The proposal is considered to preserve the character and appearance of the Eton 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 proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The extensions would be contained within existing boundary walls and so would not increase the height or bulk adjacent to neighbours. A condition is attached to prevent the flat roofs from being used as amenity areas which could result in loss of privacy to neighbours.

No objections have been received prior to making this decision. 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. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 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 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 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.

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-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