

Application ref: 2022/2232/P  
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Date: 20 July 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Schneider Designers  
Basement Unit  
14 Eldon Grove  
London  
NW3 5PT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**2 Eldon Grove**  
**London**  
**NW3 5PS**

Proposal: Erection of side extension on upper and lower ground floors.

Drawing Nos: Site Location Plan 221.(1).1.100 00, 1.001 00, 1.002 00, 1.003 00, 1.005 00, 1.102 00 (lower ground floor) 1.102 01 (ground floor), 1.103 00, 2.001 01, 2.002 01. Design and Access Statement (Schneider Designers 01/03/2022).

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- Site Location Plan 221.(1).1.100 00, 1.001 00, 1.002 00, 1.003 00, 1.005 00, 1.102 00 (lower ground floor) 1.102 01 (ground floor),

1.103 00, 2.001 01, 2.002 01. Design and Access Statement (Schneider Designers 01/03/2022.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 Prior to the relevant part of the works, full details in respect of the green wall in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include

1. a detailed scheme of maintenance
2. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
3. full details of planting species and density

The green wall 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, D2 and A3 of the London Borough of Camden Local Plan 2017 and policies DH1, DH2, NE2 and NE4 of the Hampstead Neighbourhood Plan 2018.

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". 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 the approved protection details. The tree protection measures shall be installed prior to the commencement of construction/demolition works on site and 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 and policies DH1, DH2, NE2 and NE4 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 Reasons for granting permission:

The works would involve the replacement of the existing vehicular garage and two storey side wing with an enlarged two storey brick built side extension at lower ground and upper ground floor level. The scale of the proposed extension has been reduced to ensure it would remain subordinate to the main house. The extension would be set back from the front and rear elevations of the main house and would be positioned below height of the existing upper

ground floor render.

In contrast to the host building, the new modern extension would have black framed aluminium windows with black zinc cladding. A living wall is proposed to surround the new front window and front elevation of the new extension, with new planting around the proposed timber slatted refuse storage beneath the window and adjacent to the new secondary doorway. Details of the green wall have been secured by condition attached to this decision.

Part of the extension would be set in at the side, providing a light well, visual interest and opportunity for additional planting. New side windows would be double height thin strips arranged in a stepped configuration, also clad in black zinc. The new extension would also include two roof lights, one positioned centrally, the other is an 'up and over' roof-light positioned towards the rear.

At the rear, the new fenestration would also be aluminium framed and clad with black zinc to differentiate the new addition from the host main house. The rear elevation would include new French doors at upper ground floor level furnished with a glazed Juliette balcony.

At lower ground floor to the front of the new extension, a timber bin store would be installed with planted bed to the roof, and York stone paving. This arrangement is considered acceptable, and would provide discreet storage for refuse at the host property and maintain the existing off-street parking space within the driveway of the host site with existing boundary gates retained.

The proposed scheme is not considered to give rise to any harmful impacts on neighbouring residential amenity in terms of loss of light, privacy or outlook.

It is noted that two immature trees shall be removed as part of the development, however this does not require consent given the size of these trees. It is also noted replacements shall be planted in an alternative location within the front garden. Furthermore, a condition has been added to this decision to require the submission and approval of tree protection measures, prior to commencement of development, to ensure all mature specimens on site and any neighbouring trees are not harmed by the proposed works.

One objection was received from the Hampstead Neighbourhood Forum, however this was withdrawn following revisions to the scheme. No other objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account.

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.

As such, the proposed development is in general accordance with policies A1, A3, D1 and D2 of the Camden Local Plan 2017 and policies DH1, DH2, NE2 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.

- 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](http://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