

Application ref: 2023/0417/P
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Date: 9 August 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
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planning@camden.gov.uk
www.camden.gov.uk/planning

Formation Architects
Winchester House
1-3 Brixton Road
London
SW9 6DE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
11 Denning Road
London
NW3 1ST

Proposal: Extension of existing vaults in the front lightwell at lower ground floor to form plant and bin storage space, as well as other external alterations such as the installation of an entrance gate to the front boundary and repair works to the front bay and lightwell area.

Drawing Nos: Design and Access Statement Rev 01 (prepared by Formation Architects, dated January 2023); D1000_00; D1050_00; D1199_00; D1100_00; D1101_00; D1102_00; D1103_00; D1104_00; D1501_00; D1502_00; D1701_00; D1702_00; D1703_00; D6199_00; D6100_00; D6101_00; D6102_00; D6103_00; D6104_00; D7050_00; D7199_01; D7100_01; D7101_00; D7102_00; D7103_00; D7104_00; D7501_00; D7502_00; D7701_01; D7702_00; D7703_00.

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: Design and Access Statement Rev 01 (prepared by Formation Architects, dated January 2023); D1000_00; D1050_00; D1199_00; D1100_00; D1101_00; D1102_00; D1103_00; D1104_00; D1501_00; D1502_00; D1701_00; D1702_00; D1703_00; D6199_00; D6100_00; D6101_00; D6102_00; D6103_00; D6104_00; D7050_00; D7199_01; D7100_01; D7101_00; D7102_00; D7103_00; D7104_00; D7501_00; D7502_00; D7701_01; D7702_00; D7703_00.

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 would include an extension to the front vaults at lower ground level of the property, the erection of a front boundary gate, and other minor external alterations including the refinishing of the bay roof and the general lightwell area.

The works to the front area at lower ground level involve the replacement of the lightwell floor with a York-stone finish and the extension of the front lightwells to accommodate a plant room and bin store, which would not require any substantial excavation. The staircase leading to the lower ground level from the ground floor would also be repaired and re-finished in York-stone to match the rest of the works. Similarly, at ground level, the front entrance stairs to the property from street level would be repaired and re-finished in York-stone. The proposal would also see the installation of an entrance gate to the front boundary, constructed of cast-iron painted black.

The storage areas for plant and refuse are considered to be appropriately scaled and are located such that they would not obscure the front façade, would not create visual clutter, and would be subordinate to the building. This is aided by the roof of the vaults being proposed to be lower than the existing parapet wall, allowing it to have limited public visibility from the street. The front boundary wall of the site would not be affected by the extension of the lightwells, and the materials used for both the vaults and the associated repairs to the rest of the lightwell area would match the building and wider area, so would be considered to preserve the character and appearance of the conservation area. It is noted that the application proposes the plant area but not the plant equipment itself. Any plant equipment would need to be applied for with a separate application for planning permission. The proposed entrance

gate would match the traditional character of the elevation, and the repairs and refinishing of the bay would improve the visual appearance of the building and enhance the appearance of the conservation area. Therefore, the proposal, by way of its design, scale, siting, and materiality, would preserve and enhance the character and appearance of the building and wider conservation area.

Given the limited nature and scale of the works, the proposal would not be considered to cause any adverse impacts on the amenity of residential occupiers in terms of loss of light, outlook, or privacy. It should be noted that although the creation of a storage space for plant is considered acceptable, this application does not grant permission for plant equipment. Any potential future application that proposes plant equipment would need to demonstrate that the amenity of neighbouring occupiers is not negatively impacted, particularly with respect to noise impacts.

No objections were received prior to the determination of this application, and the Hampstead Conservation Area Advisory Committee made no comment or objection. The site's planning history has been taken into account when coming to this decision.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies A1, D1, and D2 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 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) 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', written in a cursive style.

Daniel Pope
Chief Planning Officer