

Application ref: 2023/0679/P
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Butler Hegarty Architects
Unit 3.2 Islington Studios
159-163 Marlborough Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
12 New End
London
Camden
NW3 1JA

Proposal:

Works to rear elevation of main building and erection of timber outbuilding in rear garden for ancillary residential purposes, and associated landscaping work.

Drawing Nos: Supporting documents: Design and Access Statement

Drawings: 0422322/Su00; 0422322/Su01A; 0422322/Su08; 0422322/Su09;
0422322/Su10; 0422322/Su11; 0422322/Su12; 0422322/Sk17A; 0422322/Sk27A;
0422322/Sk22A; 0422322/Sk08B; 0422322/Sk15B; 0422322/Sk28A.

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: 0422322/Su00; 0422322/Su01A; 0422322/Su08; 0422322/Su09; 0422322/Su10; 0422322/Su11; 0422322/Su12; 0422322/Sk17A; 0422322/Sk27A; 0422322/Sk22A; 0422322/Sk08B; 0422322/Sk15B; 0422322/Sk28A.

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 outbuilding hereby approved shall only be used for ancillary purposes to 12 New End and shall not be used as a separate residential dwelling or business premises.

Reason: In order to protect the residential amenities of neighbouring occupiers and prevent substandard living accommodation and excessive on-street parking pressure in accordance with policies A1, H6 and T2 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of any works on site, a method statement describing how the render to the rear elevation will be removed without harming the underlying brickwork, shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development will not have an adverse effect on the building and in order to maintain the character and appearance of the building and the area in accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the commencement of any works on site, an explanation of the method of lining the vaults showing a reversible dry lining method, not a tanking system, shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development will not have an adverse effect on the building and in order to maintain the character and appearance of the building and the 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 application property at no.12 New End is Grade II listed and situated within the Hampstead Conservation Area and Hampstead Neighbourhood Area. The

property dates from the 18th century and is located mid-terrace, and its significance lies in its architectural design, plan form, and historic fabric.

Planning permission is sought for works to the rear elevation of the building, the erection of an outbuilding in the rear garden, and associated landscaping works. There are also internal alterations which are detailed in the associated listed building consent application, reference 2023/1264/L.

The proposed works to the rear elevation involve the replacement of the existing non-original door with a new timber door and the removal of the existing cement render to be replaced by new lime render. The only materials to be removed would be modern fabric and all replacement materials would resemble the form and character of the existing building. The location of the works to the rear would also mean there is very limited visibility from the public realm with little visual impact. There would be no loss of historic fabric and, provided the applicant carries out all works with careful consideration (and particularly the removal of cementitious render), the works to the rear would be considered acceptable and would not harm the character and appearance of the building and wider conservation area. Conditions are recommended to secure a method statement to describe how the render will be removed and an explanation of the method of lining the vaults that show a reversible dry lining method, not a tanking system.

The proposed outbuilding to the rear garden would be constructed on timber with a pitched roof and glazing to the south and west elevations. The outbuilding would be modest in terms of footprint, size, scale, height, and massing, and the structure itself would read as subordinate within the host garden and to the main building. The remaining available garden area would be considered more than reasonably sized to retain the open character of the existing garden and amenity space. The proposed materials would give the outbuilding a natural look that softens the visual appearance and allows the structure to blend in with the surrounding garden and wider area. The glazing of the outbuilding would also be able to be covered and concealed by timber doors that reduce the visual impact on the building and conservation area and give the outbuilding a 'shed-like' form and materiality. The outbuilding would not be self-contained and is intended for use as a space incidental to the enjoyment and ancillary to the residential purposes of the main dwelling. A condition is recommended to ensure that this would be the case.

The landscaping to the rear garden would be modest and would mostly involve the introduction of permeable surfaces around the proposed outbuilding, the removal of hard surfaces, and the retaining of existing planting and shrubbery. No trees would be removed and the works would preserve and enhance the character and appearance of the building and conservation area.

As a result of the nature of the works to the rear elevation, there would be no negative amenity impacts on neighbouring properties. The outbuilding is modest in size and situated to the rear of the garden, with some natural screening from planting and trees. It is not considered that the proposal is overbearing and would not result in any significant sense of enclosure, nor would it have any adverse impacts on levels of outlook or result in a loss of privacy through overlooking into habitable rooms of neighbouring properties.

Any possible light spillage from the proposed glazing would be considered small, especially as a result of the concealing doors.

- 2 There were no objections received prior to making this decision, including from the Hampstead Conservation Area Advisory Committee. The site's planning history has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, 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 2013.

As such, the proposal is in general accordance with Policies A1, D1, and D2 of the London Borough of Camden Local Plan 2017, as well as 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.

- 3 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).
- 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.
- 5 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 centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer