

Application ref: 2023/2805/P
Contact: Lauren Ford
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Date: 5 September 2023

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

Phone: 020 7974 4444

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Edwards Rensen Architects
24 Sotheby Road
London
N5 2UR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
162 Haverstock Hill
London
NW3 2AT

Proposal: Replacement of existing conservatory to the rear at first floor level with a single storey rear extension and replacement of garden doors to the rear at ground floor level.

Drawing Nos: Design Statement July 2023, PL-01, PE-01, PE-02, PE-03, PE-04, PE-05, PE-06, PP-01, PP-02, PP-03, PP-04, PP-05, PP-06.

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 Statement July 2023, PL-01, PE-01, PE-02, PE-03, PE-04, PE-05, PE-06, PP-01, PP-02, PP-03, PP-04, PP-05, PP-06.

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application site comprises a two storied infill development house located behind and beside the main Victorian semi-detached house which fronts Haverstock Hill. The site is within the Parkhill conservation area.

The proposed works would involve the replacement of the existing conservatory at first floor level with a single storey rear extension at first floor level and the replacement of existing garden doors to the rear at ground floor level. The proposed materials include rendered walls with colour to match the existing adjacent walls, single ply roofing membrane (mid-grey colour), and aluminium windows and doors finished in grey colour.

As a result of the size, design and location of the proposed, it is considered that it would preserve the character and appearance of the host building and surrounding area. The proposed extension will not be dissimilar to the conservatory that it would be replace in terms of its height, width and depth and would be in line with the extension of the adjoining property. The extension would read as subservient to the main building and the proposed materials are appropriate. The replacement doors at ground floor level would be similar in size and openings to the existing doors.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of daylight, sunlight, privacy, overlooking or outlook given the extension would replace an existing conservatory of a similar scale. Further, no windows are proposed on the side elevation of the extension. As the replacement doors will be located in the same area as the existing doors, albeit slightly larger they would not result in any new amenity related effects.

No objections have been received prior to making this decision. This includes the Parkhill CAAC who have confirmed that they have no objection to the proposal. The planning history of the site has been taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under 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 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-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