

Application ref: 2023/0856/P
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Date: 24 April 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Llowarch Llowarch Architects
74 Camden Mews
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London
NW1 9BX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Lower Ground And Ground Floor
15 Nassington Road
London
Camden
NW3 2TX

Proposal:

Erection of a single-storey rear extension at lower ground floor level including removal of window and lowering cill of one lower-ground floor window.

Drawing Nos:

EX LA_01, EX_01, EX_02, EX_03, EX_04, EX_05, EX_06, PR_01, PR_02, PR_03, PR_04, PR_05 Rev B, V_01, V_02, SP_01, SP_02, and Design & Access 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:

EX LA_01, EX_01, EX_02, EX_03, EX_04, EX_05, EX_06, PR_01, PR_02, PR_03, PR_04, PR_05 Rev B, V_01, V_02, SP_01, SP_02, and Design & Access 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 side door and window facing towards no.13 Nassington Road shall be fully obscure glazed. The obscure glazing shall be retained in perpetuity thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to prevent overlooking of the neighbouring occupiers 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 proposed single-storey rear extension is considered to be acceptable in terms of size and design. All elements would be subordinate to the host building in bulk and would have appropriate materials with modern glazed windows and doors to the rear, and matching brick foundation and side facades. The design, scale, siting, and materials of the development would be in keeping with the character and appearance of the host property and wider conservation area, and as such the character and appearance of the conservation area would remain preserved.

Special regard has been attached to the desirability of preserving or enhancing 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.

It is not considered there would be any significant detrimental impact to neighbouring residential amenity. The proposed single-storey rear extension would be set back by 1.5m from the east boundary with no.17 and 1m from the west boundary with no.13. These setbacks provide sufficient separation and are not considered to create any impacts with loss of sunlight/daylight or overlooking and loss of privacy. The side (west) elevation of the extension includes a door and full glazed window, which will both be obscure glazed to mitigate any potential overlooking impacts to neighbouring no.13. This will be

secured by condition.

One comment was received following statutory consultation, citing concerns with the impacts of the development on the shared boundary wall with no.17. The maintenance of a shared boundary wall is a matter between private property owners, and not a material planning consideration. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies A1, D1, and D2 of the Camden Local Plan 2017 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the policies of the London Plan 2021 and 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer