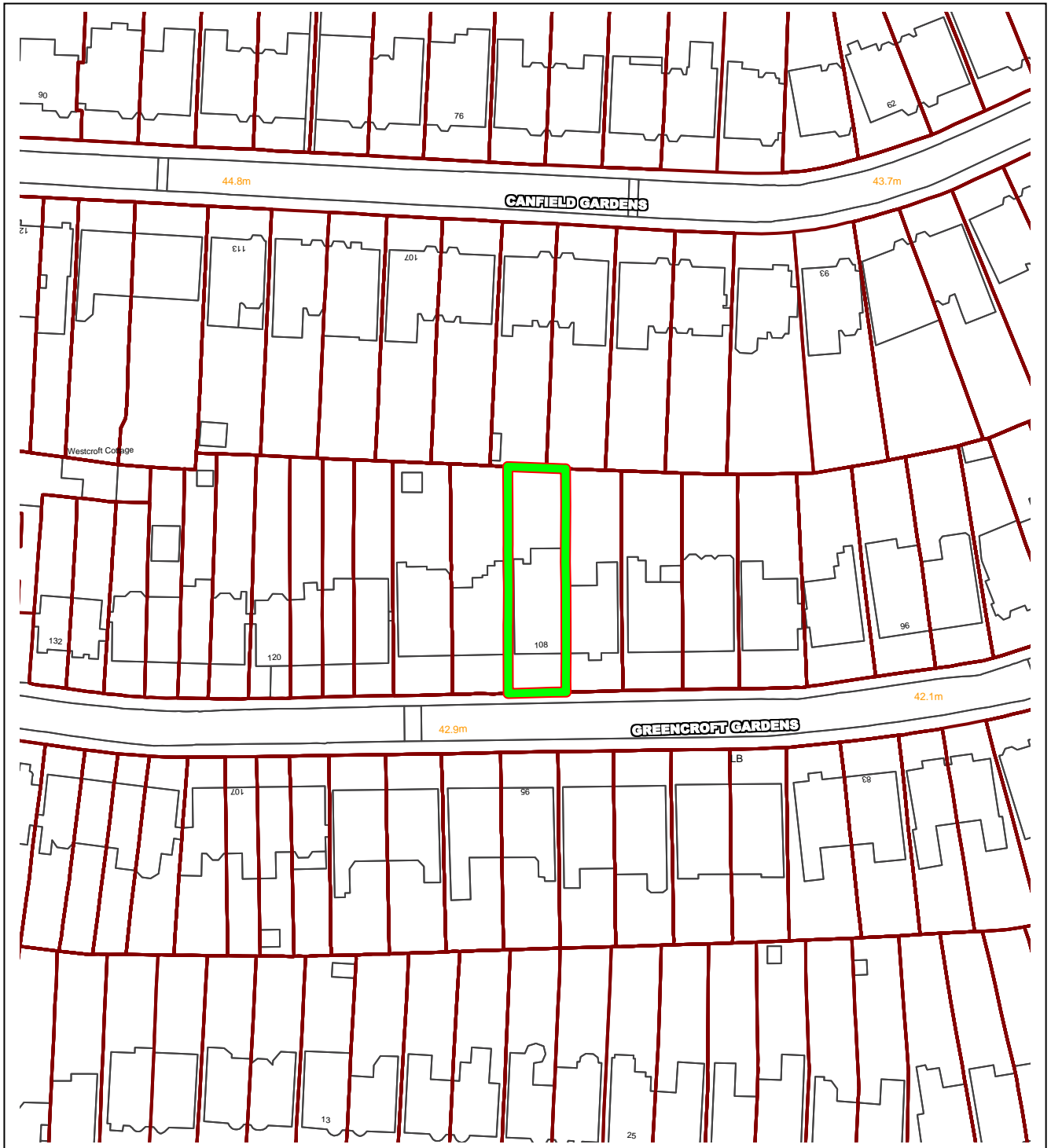


2021/4983/P – Flat 1, 108 Greencroft Gardens



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Photo 1: Aerial view facing front elevation. (Neighbour, no. 110 with scaffolding.)

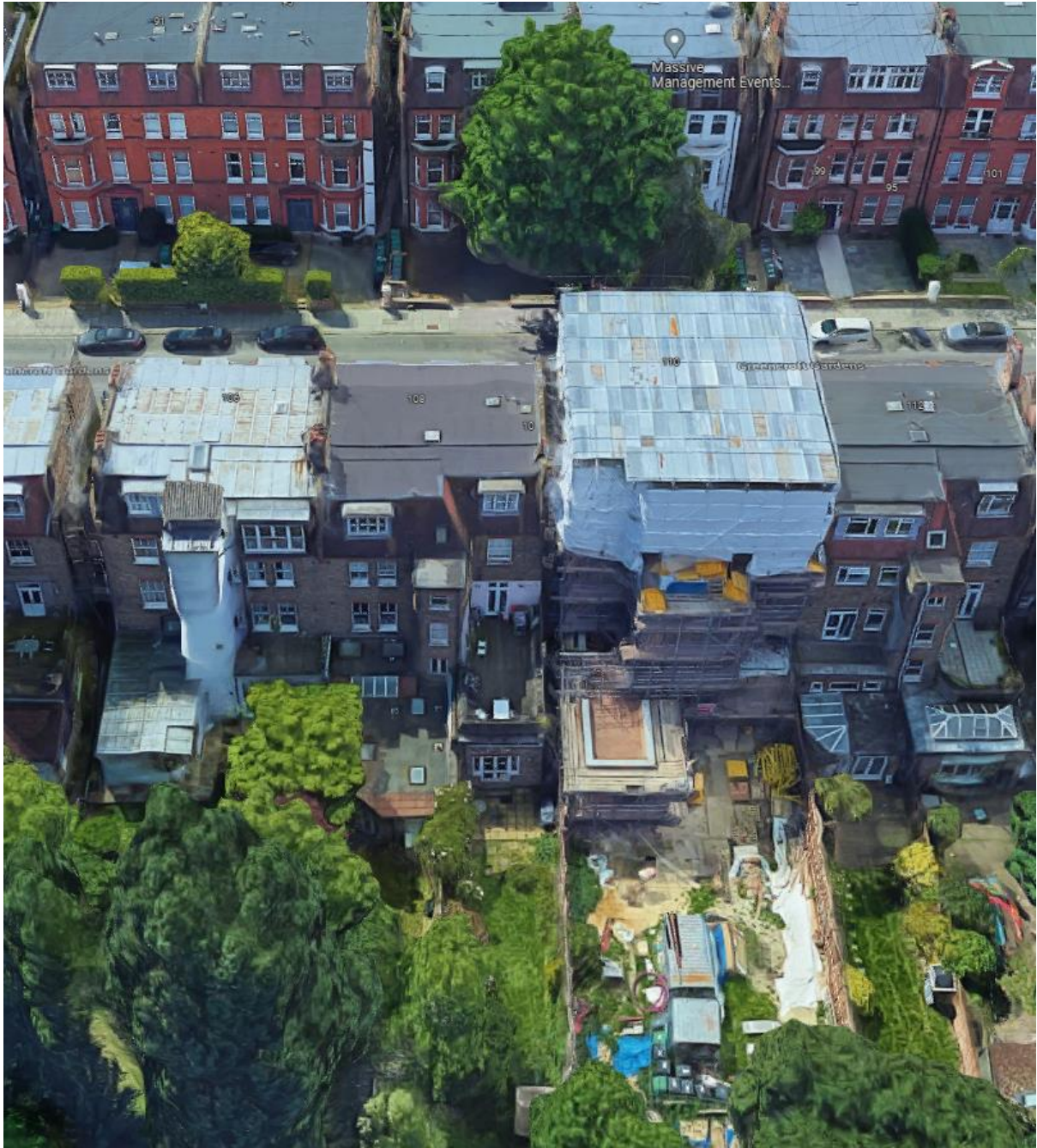


Photo 2: Aerial view facing rear elevation.

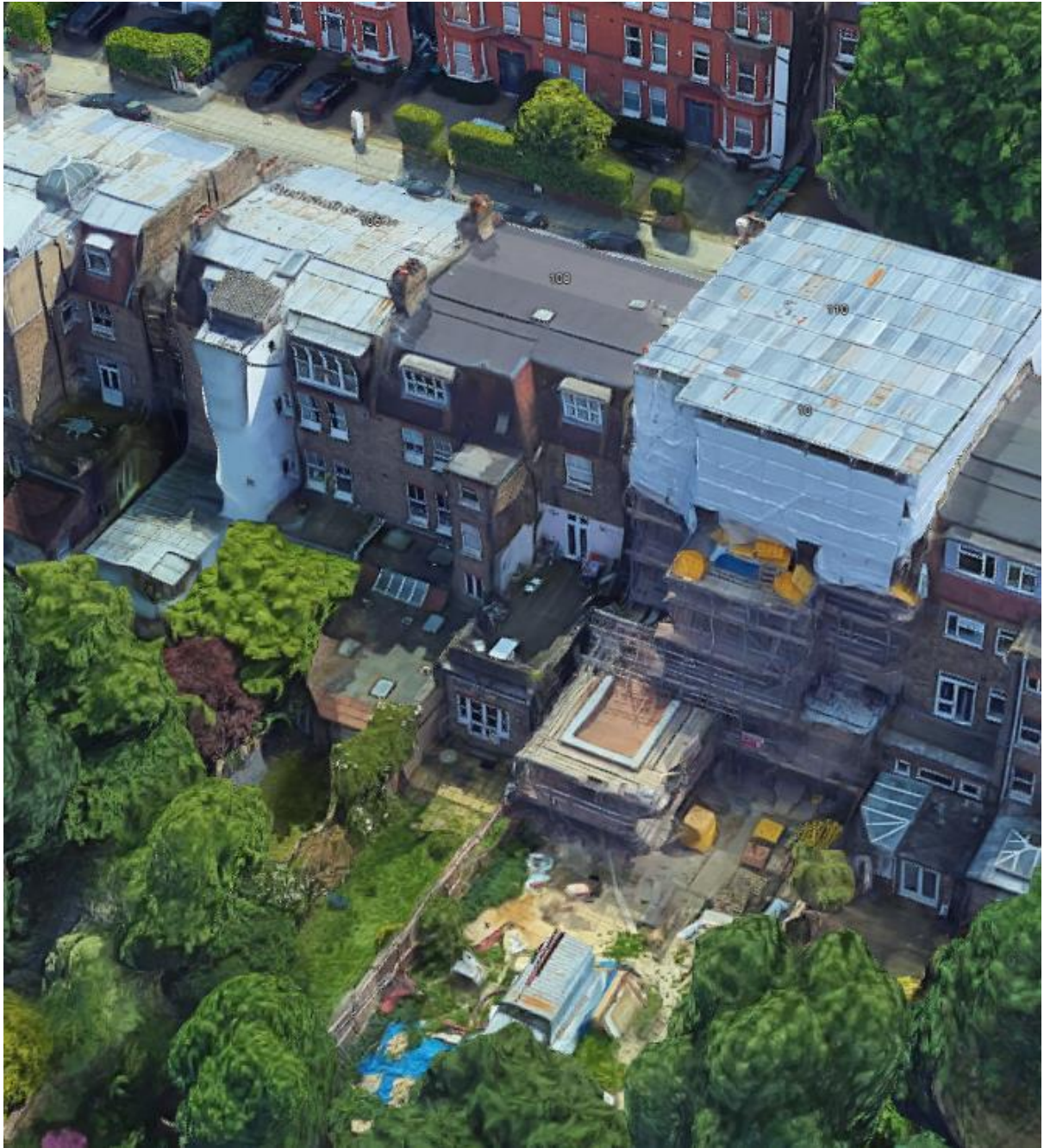


Photo 3: Aerial view facing rear elevation, angled perspective.



Photo 4: Front elevation, host property from street.

Delegated Report		Analysis sheet	Expiry Date:	06/12/2021
(Members Briefing)		N/A / attached	Consultation Expiry Date:	26/12/2021
Officer			Application Number(s)	
Miriam Baptist			2021/4983/P	
Application Address			Drawing Numbers	
Flat 1 108 Greencroft Gardens London NW6 3PH			See Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Single-storey rear extension and enlargement of existing garden shed.				
Recommendation(s):	Grant conditional planning permission			
Application Type:	Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	01	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 26/11/2021 until 01/12/2021 and a press notice from 02/12/2021 until 26/11/2021.</p> <p>An objection was received from 110 Greencroft Gardens on the following grounds:</p> <ul style="list-style-type: none"> • Insufficient drawings provided, particularly regarding lack of context <p><u>Officers response:</u> <i>In response to the above the applicant has submitted revised elevations which now include the upper floors of the property for context. Existing and proposed footprint of the garden shed have also been added to the plans.</i></p>					
CRASH Local group comments:	<p>Combined Residents Association of South Hampstead (CRASH) objected on the following grounds:</p> <ol style="list-style-type: none"> 1. Object to additional extension to an already substantial existing extension 2. Insufficient drawings provided, particularly regarding lack of context. <p><u>Officers response:</u></p> <ol style="list-style-type: none"> 1. <i>The proposed extension extends only as far as the adjacent extension to Flat no2, and the rear extension to the neighbouring property at No. 110. In response to objection the applicant has provided more information.</i> 2. <i>The applicant has submitted revised elevations which now include the upper floors of the property for context. Existing and proposed footprint of the garden shed has also been added to the plans.</i> 					

Site Description

The site is located on the northern side of Greencroft Gardens and contains a four-storey semi-detached property. The ground floor of no 108 Greencroft Gardens is divided from front to back into two flats, one of which is the application site, Flat no 1.

The dwelling is not a listed building, however it is designated as making a positive contribution to the character of the South Hampstead Conservation Area.

Relevant History

Host Property

TP7865/18156 - To convert into two self-contained flats the ground floor of the premises known as No. 108, Greencroft Gardens, Hampstead. Granted 16/03/1936.

9501423 - Certificate of lawfulness for existing use as five dwellings. Granted 27/10/1995.

Application Site, Flat 1

2004/5086/P - Erection of a single storey rear extension for a ground floor maisonette. Granted 04/03/2005.

Adjacent Ground Floor Flat at no 108, Flat 2

2006/1965/P - Erection of a full-width single-storey rear ground floor level extension with partial-width single-storey extension over at rear first floor level to provide additional floorspace to existing ground floor level flat. Refused 31/07/2006.

2006/5344/P - Erection of a single-storey rear extension to the ground floor flat. Granted 06/02/2006.

Neighbouring property, no 110 Greencroft Gardens

2018/5981/P - Installation of dormer to front roof and 2x rooflights. Establish 2x new HMO rooms at ground & third floor. Erection of a bin store to front garden. Reorganisation of layouts on all floors. Granted 20/08/2019.

Relevant policies

National Planning Policy Framework 2021

The London Plan March 2021

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance

CPG – Design

CPG – Home improvements

CPG – Amenity

South Hampstead Conservation Area Appraisal and Management Strategy 2011

Assessment

1.0 Proposal

1.1 The proposal is a modest rear extension, extending a further 3370mm into the garden, continuing the width and height of the previous extension, approximately 4300mm and 3845mm respectively. Associated decking extends 3500mm into the garden.

1.2 Key planning issues are as follows:

- Design & Heritage
- Amenity

1.3 During the course of the application the applicant has submitted revised drawings. Context has been added to the elevations which the proposal impacts upon, and the replacement garden shed has been added.

2.0 Assessment

2.1 Design & Heritage

2.1.1 Local Plan policy D1 seeks to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Through Local Plan policy D2, the Council will seek to preserve and, where appropriate, enhance Camden's conservation areas.

2.1.2 As stated above, the ground floor of no 108 Greencroft Gardens is divided from front to back into two flats, one of which is the application site, Flat no 1. The proposed extension to Flat 1 is intended to extend to match the rear building line of Flat no 2. It is noted there is also a rear extension, as approved by ref2018/5981/P, to neighbouring no 106 at a similar projection into the garden. Thus, Flat no 1 only seeks to extend in alignment with both the extensions that exist either side. The height of the proposed extension will match the existing extension which is approximately 865mm higher than the extension at adjacent Flat 2. It is noted that the proposed drawings include a small timber garden shed to replace the existing shed at the rear of the garden, the increase in footprint is minor at 2.6m width x 3m length x 2.4m height and would be permissible under permitted development if the property was a single dwellinghouse. The modest height ensures no harm would be caused to the character of the Conservation area.

2.1.3 The proposed single storey rear extension is considered to be of an acceptable design, scale and materiality. Given its modest scale, single storey height, siting at the rear and lack of public views, it is not considered to have a significant impact on the character of the wider conservation area. The rear garden is substantial and therefore this modest extension would ensure a sufficient amount of open garden space is retained. The design is simple and makes use of materials sympathetic to and respectful of the context, brick to match the rear façade of the host building and full height glazing.

2.1.4 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The design, scale, siting and materials of the all parts 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 conservation area would remain preserved in accordance with policies D1 and D2 of the Camden Local Plan.

2.2 Amenity

2.2.1 Local plan policy A1 seeks to protect the amenity of residents by ensuring the impact of development is fully considered. The quality of life of occupiers and neighbours are protected by only granting permission for development that would not harm the amenity of neighbouring residents. This

includes factors such as light, outlook and privacy.

2.2.2 In terms of neighbouring amenity, since the proposed extension is extending to be in line with the rear building line of adjacent existing extensions, it will not harm the daylight or sunlight of adjacent neighbours' existing situations. Therefore, the proposals are not considered to have any adverse impact in terms of loss of light, outlook or privacy. The modest height of the replacement shed negates any negative impacts on neighbour amenity.

3.0 Recommendation

3.1 Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 17th January 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2021/4983/P
Contact: Miriam Baptist
Tel: 020 7974 8147
Email: Miriam.Baptist@camden.gov.uk
Date: 11 January 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk

Tal Arc Ltd.
2a Crescent Road
London
N3 1HP

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

Flat 1

108 Greencroft Gardens

London

NW6 3PH

DECISION

Proposal:

Single-storey rear extension and enlargement of existing garden shed.

Drawing Nos: Existing Floor Plans & Elevations 108BGG-PP-01 Rev A, Proposed Layouts 108BGG-PP-02 Rev A.

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: Existing Floor Plans & Elevations 108BGG-PP-01 Rev A, Proposed Layouts 108BGG-PP-02 Rev A.

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 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).
- 2 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.
- 3 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

DRAFT

DECISION