

Application ref: 2023/3281/P
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Date: 18 September 2023

Development Management
Regeneration and Planning
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Richard Bell Architecture Ltd.
17 Highgate Spinney
Crescent Road
London
N8 8AR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
22 Heath Hurst Road
London
NW3 2RX

Proposal: Erection of single-storey rear/side infill extension. Associated exterior alterations.

Drawing Nos: (Prefix 2206) EX00, EX01, EX02, EX03, EX10, EX11, EX12, EX20, PA01, PA02, PA03, PA10, PA11, PA12, PA20, PA50, PA52, PA53, Design & Access and Heritage Statement, Planning 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:

(Prefix 2206) EX00, EX01, EX02, EX03, EX10, EX11, EX12, EX20, PA01, PA02, PA03, PA10, PA11, PA12, PA20, PA50, PA52, PA53, Design & Access and Heritage Statement, Planning 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 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 Reasons for granting permission.

The proposals under the current application represent minor amendments to three previous permissions under refs. 2023/0773/P (dated 08/08/2023), 2023/0785/P (dated 07/07/2023), and 2023/0929/P (dated 11/05/2023).

The proposed side and rear extension (consented under ref. 2023/0929/P) would be of an acceptable siting, scale, and design, being commensurate with the host property. It would read as subordinate to it, while using matching and complementary materials. Minor amendments from the previous permission include changes to glazed fenestration positions and reduction in rooflight sizes. Therefore, the extension would not result in undue harm to the character, appearance, or historic interest of the property. By reason of its siting to the rear of the house, it would not be immediately visible in public views, and would not impact on the character and appearance of the streetscene or the wider conservation area.

It is noted that there are several approved rear extensions of a similar size, scale, and design located along the north side of Heath Hurst Road; most notably at nos.28 and 30. Therefore, it is not considered that the proposed rear extension would have a detrimental effect on the row of terraces or the wider conservation area.

The proposed replacement of the existing windows on the front and rear elevations with matching double-glazed slimline timber sash units (consented under ref. 2023/0773/P) is considered acceptable and will help enhance the character and setting of the dwelling within the conservation area. The existing rear dormer windows, which are modern and out of character and scale with the rest of the building, are proposed to be repositioned to match the window widths on the lower floors, which is considered an improvement.

At the rear, a black painted steel balustrade on the roof terrace (consented under ref. 2023/0773/P) is proposed. The parapet plinth returns around east side of roof terrace are proposed to match the height of wall on north side of

roof terrace. The existing terrace doors to be replaced with single timber framed door. Slight alterations to the size and position of the first-floor closet wing side windows (consented under 2023/0785/P) are proposed. They will be obscure glazed and non-opening below 1.7m to protect neighbouring amenity. These alterations are considered to compliment the character of the host building and are therefore considered acceptable.

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 side/rear extension would fully infill the area between the existing closet wing and the boundary with no.20. Along the shared boundary the extension will have a 2.5m high brick wall, which will transition to a sloped glazed roof. This is considered acceptable and an appropriate height to allow for adequate natural light to enter the property, and to allow for outlook into the rear garden of the property.

No responses were received following statutory consultation. 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 2023.

- 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer