

Application ref: 2021/4005/P
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Date: 9 November 2023

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/planning

AR Architecture Ltd
Old Town Hall
213 Haverstock Hill
London
NW3 4QP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2
9 Heath Drive
London
NW3 7SN

Proposal:

Erection of a single storey side extension and formation of enclosed outdoor common area at first floor level.

Drawing Nos: Planning, Design, Access & Heritage Statement Revision 01 - February 2023; (20004-ARA-ZZ-ZZ-DR-)1.100.100-S2; 1.100.101-S2; 1.200.100-S2; 1.200.101-S2; 1.200.201-S2; 1.200.300-S2; 1.200.301-S2; 3.100.100-S2; 3.200.200-S2; 3.200.301-S2; 4.200.100-S2-R1; 4.200.201-S2-R1; 4.200.300-S2-R1

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-
Planning, Design, Access & Heritage Statement Revision 01 - February 2023;
(20004-ARA-ZZ-ZZ-DR-)1.100.100-S2; 1.100.101-S2; 1.200.100-S2;
1.200.101-S2; 1.200.201-S2; 1.200.300-S2; 1.200.301-S2; 3.100.100-S2;
3.200.200-S2; 3.200.301-S2; 4.200.100-S2-R1; 4.200.201-S2-R1; 4.200.300-S2-R1.

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 site is a three-storey semi-detached building that has been divided into four flats. The building is situated on the north-west side of the road which is residential in character. It is identified as part of a group of houses that make a positive contribution to the Redington Frognal Conservation Area. The proposal seeks to create an additional bathroom for the first floor flat.

Due to their visibility from the street, side extensions should typically be confined to a single storey. In this instance, there is an existing first floor extension at the adjoining property, number 10 Heath Drive, that forms the pair and there are existing additions to the side and rear of the host building, which limit views through to the rear gardens. In this context, the proposal seeks to balance the design of the side elevation and the pair of houses. The proposal is considered acceptable as it is located a storey below roof level, retains the gap between buildings, is set back from the front elevation, and continues the building line of the front elevation above the entrance. The materials and design are sympathetic and discreet in appearance; the front and side rendered to match the white stucco facades and the windows replicate the existing front bay window.

On balance, the proposal is considered subordinate in its location, scale, and detailed design, and matches the architectural style of the host building. Overall, it is appropriately designed for its context and considered to preserve the character and appearance of the host building and this part of the Redington Frognal Conservation Area.

The proposal has been revised during the application and amended to address concerns about enclosing the space to the rear of the side extension and the amenity impacts on natural light to the communal stair window. The revised proposal rationalises the form connecting it to the existing rear additions and

introduces an opening to the side elevation that replicates the original windows and glazing pattern.

The nearest residential property that would be affected by the proposal lies south-west at a separation distance of approximately 5m at number 8 Heath Drive. The side elevation comprises a blank wall and the proposed windows would be obscure glazed; therefore, would result in no loss of privacy or overlooking. The opening to the side elevation has addressed the impacts on natural light to the communal stair within the host building. On balance, the revised proposals are not considered to harm neighbouring residential amenity in terms of loss of privacy, natural light, outlook, or sense of enclosure.

One objection and one letter of support were received prior to making this decision and addressed in the associated consultation summary. The planning history of the site has been considered when making this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s72 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 Camden Local Plan 2017, and policies SD2, SD4, SD5, and SD 6 of the Redington Frognal Neighbourhood Development Plan 2022. The proposed development also accords with the London Plan 2021 and the 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 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.

- 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.

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 of the signatory.

Daniel Pope
Chief Planning Officer