

Application ref: 2023/3098/P
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Date: 10 November 2023

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

19 Flat A
Hampstead Hill Gardens
London
Camden
NW3 2PJ

Proposal:

Single story rear extension to lower ground floor flat.

Drawing Nos: 2203-01, 2203-02, 2203-03, 2203-04 A, 2203-05, 2203-06 A, 2203-07, 2203-08 A, Planning Statement July 2023, Fire Plan July 2023, Photographs July 2023, Flood Risk Assessment July 2023

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 2203-01, 2203-02, 2203-03, 2203-04 A, 2203-05, 2203-06 A, 2203-07, 2203-08 A, Planning Statement July 2023, Fire Plan July 2023, Photographs July 2023, Flood Risk Assessment July 2023.

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 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan.

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 Reasons for granting permission.

The application site comprises a lower ground floor flat of a detached house located on the northern side of Hampstead Hill Gardens. The site is located within the Hampstead Conservation Area.

The proposed works would involve a single storied rear extension with green roof. The proposed materials include red stock brickwork to match the existing and white-painted metal doors and windows.

As a result of the size, design and location of the proposal, and given the proposed materials which are considered appropriate, the proposal is considered to preserve the character and appearance of the host building and conservation area. The proposed extension would read as subservient to the main building, retain sufficient garden space, not project further to the rear than neighbouring properties and would not appear out of character with the prevailing pattern of development in the area, which includes several rear extensions not dissimilar to that proposed. A green roof is proposed, which is welcomed. Details of its design and installation will be secured by condition.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of daylight, sunlight or

outlook. The proposed extension is single-storied and would be located at lower ground floor level, set away sufficiently from 21 Hampstead Hill Gardens. With respect to 17 Hampstead Hill Gardens, no windows or doors are proposed on the side elevation of the extension that adjoins this property. With respect to the flats located directly above the proposed extension, any impact on their outlook would be limited given the limited size of the extension and incorporation of a green roof.

Two objections have been received prior to making this decision, which relates to the likes of concerns regarding the balconies above sitting on the proposed roof, vegetation removal, changes to the look of the building and gardens, outlook, privacy and maintenance. These matters have been largely addressed within the above paragraphs, noting that a green roof has been incorporated into the proposed extension following receipt of the objections. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development 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. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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.](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 the page.

Daniel Pope
Chief Planning Officer