

Application ref: 2023/3275/P  
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Date: 1 December 2023

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

Phone: 020 7974 4444

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Martin Canaway  
88 Clarence Road  
St Albans  
AL1 4NG  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**Northgate**  
**North End Avenue**  
**London**  
**NW3 7HP**

Proposal:

Removal of existing rear extensions to the ground floor and replacement with new glazed extensions and raised planters, removal of front porch and replacement with new porch, new window to front elevation at first floor and new window to rear elevation at first floor, new side window and door to ground floor, new garden wall.

Drawing Nos: Site Location Plan; Site Plan; 23-02-27, rev A; 23-02-29, rev A; 23-02-30, rev A; 23-02-31, rev A; 23-02-32, rev A; 23-02-33, rev A; 23-02-34; 23-02-35; Design and Access Statement prepared by MC2 dated August 2023; Arboricultural Impact Assessment & Method Statement prepared by Arbortrack Systems Ltd.

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- Site Location Plan; Site Plan; 23-02-27, rev A; 23-02-29, rev A; 23-02-30, rev A; 23-02-31, rev A; 23-02-32, rev A; 23-02-33, rev A; 23-02-34; 23-02-35; Design and Access Statement prepared by MC2 dated August 2023; Arboricultural Impact Assessment & Method Statement prepared by Arbortrack Systems Ltd.

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.

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work, and a schedule of site monitoring by the project arboriculturalist, shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission/consent-

The proposal involves a number of alterations to the existing 'Northgate' house, namely; replacing three existing conservatories at the rear of the dwelling, replacing the existing front porch structure, constructing new and replacing existing front, side and rear windows, and constructing a new garden wall.

The proposed replacement conservatories would be slightly larger than the existing conservatories, however they would have a limited visibility beyond the site, being positioned on land set below ground levels beyond the site, and having similar heights as the existing conservatories. The largest of the three proposed conservatories removes what appears to be a later pitched-roof structure, allowing appreciation of the tile-hung wall behind. The roof glazing of the conservatories would be limited to the edges or shoulder of the roofs

outside of the line of the rear doors when viewed from the rear elevation. The roofs would not be completely glazed as has previously been approved under 2021/2304/P, dated 7/04/2022, for replacement conservatories at the site. Overall, when seen as a whole, the design of the new additions would not be disproportionate or out of scale or character with the building.

The proposed patio door and window on the side elevation, and the additional replica window on the first floor (rear) are minor additions and would not compromise the architectural form of the building.

The proposed full-height front elevation window would maintain the proportions and symmetry of the existing upper floor windows. The front elevation would remain balanced, and the new window would not detract from the overall setting of the house. The proportion and scale of the new porch, which is more modest and comprise a high quality and crafted bronze finished metal canopy structure, would appear in harmony with the proportion of the new window above, and would improve the overall appearance of the front elevation.

The new garden wall with timber gate, would be set to the side of the dwelling and not obscure any key architectural features. The wall would replace an existing timber fence in a similar location, and would be masonry construction finished in white render to match the dwelling. The wall would have a limited visibility from the public realm.

With regard to the existing trees at the site, the works would not require the removal of any trees and works occurring in protected root zones would be undertaken in accordance with arboricultural best practice.

Overall the works will not harm the character and appearance of the host building, streetscene and conservation area. 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 distance between the rear of the existing house and gardens to neighbouring gardens is sufficient such that that proposed works would not have detrimental impact on the amenity of neighbours. The roofs of the proposed new conservatories would not be accessible for amenity / leisure purposes.

As such, the proposed development is in general accordance with Policies A1, D1, D2 and D3 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and the National Planning Policy Framework 2023.

- 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](http://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 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).


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



Daniel Pope  
Chief Planning Officer