

Application ref: 2023/0626/P
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Date: 21 December 2023

Development Management
Regeneration and Planning
London Borough of Camden
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www.camden.gov.uk/planning

Timothy Smith & Jonathan Taylor LLP
85 Second Avenue
Manor Park
London
E12 6EN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
22 Flask Walk
London
NW3 1HE

Proposal: Demolition of existing single storey ground floor extension and replacement by full width rear and side infill extension with lowered ground levels to rear wing and rear garden; new double glazing to front and rear, including replaced and enlarged windows at rear; installation of rooflights to 2nd floor rear extension and main roof; new railings to front forecourt

Drawing Nos: 262_EX01_A3, 262_P03_A3, 262_P01_A3, 262_P02_A3, Design & Access Statement, MBP DESIGN STATEMENT 22 FLASK WALK

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: 262_EX01_A3, 262_P03_A3, 262_P01_A3,

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.

- 4 The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment (MBP DESIGN STATEMENT 22 FLASK WALK 08/11/2023 and 14006-19 Basement Impact Assessment Audit) hereby approved, and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed rear extension retains the same depth as the existing extension constructed in the 70s and does not exceed the neighbouring extension at No.20 Flask Walk. It is proposed to become full width with a side infill. The side infill extension is in keeping with other full width extensions at properties 16, 20, 30, 32, 34 and 36.

The extension will be constructed out of London Brick, with stone edge coping which is in keeping with the building and others in the vicinity of the site. The scale of the extension is similar to other rear developments in the area, therefore the development will not cause harm to the character of the building or conservation area.

The french doors on the extension are constructed out of timber which is the preferred material to ensure it is in keeping with the character of the conservation area. The curved transom detail adds interest to the design and is reminiscent of train stations.

The design of the new rear extension is of high quality and the materials are appropriate for the building.

The proposal creates a lightwell between the rear elevation and infill extension which is acceptable and provides light to internal rooms (kitchen).

The proposal excavates approx.0.8m across the whole garden space and under the proposed development. This constitutes as a basement development due to the scale of excavation. A Basement Impact Assessment was created and has been reviewed by Campbell Reith consultants. It has been determined that the excavation will not cause any issues with drainage and nor ground stability. Therefore the excavation of the area is permitted.

New windows at the front of the property will be replaced with like for like double glazing. The new rooflights on the rear extension are conservation area standard and are in accordance with the character of the area.

The refurbishment and installation of windows to the front of the property, the rear extension and main rooflights do not create any overlooking issues as they are either replacing existing windows or will not be visible from neighbouring properties.

The new black iron railings to the front of the property are in keeping with the railings at 20 and 18 Flask Walk and do not harm the character of the conservation area.

The proposal is considered to preserve the character and appearance of the 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 proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. 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. The proposed development is in general accordance with 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.

- 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.

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 2023.

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