

Application ref: 2023/3038/P
Contact: Lauren Ford
Tel: 020 7974 3040
Email: Lauren.Ford@camden.gov.uk
Date: 8 January 2024

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

BB Partnership Limited
Studio 33-34
10 Hornsey Street
London
N7 8EL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
93 West End Lane
London
NW6 4SY

Proposal:

Erection of single storey ground-floor rear extension with rooflights and associated tree works.

Drawing Nos: BBP0521-002 Rev F, BBP0521-001 Rev D, Addendum to Design and Access Statement 20.10.2023, Tree Survey Arboricultural Impact Assessment Arboricultural Method Statement & Tree Protection Plan 17th 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:

BBP0521-002 Rev F, BBP0521-001 Rev D, Addendum to Design and Access Statement 20.10.2023, Tree Survey Arboricultural Impact Assessment Arboricultural Method Statement & Tree Protection Plan 17th 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 Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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.

- 5 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the BS5837:2-012 Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement & Tree Protection Plan dated 17/07/2023 by Usherwood Arboriculture. 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 BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

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 Camden Local Plan.

Informative(s):

- 1 Reasons for granting permission:

The site is located on the western side of West End Lane comprising a three storied dwelling. This application relates to the ground floor flat. The site is within the South Hampstead Conservation Area, however no listed buildings are affected.

The applicant is proposing a single storied rear wrap around extension with 3x rooflights on the extension roof and associated tree works. The proposed materials include brickworks to match the existing and double-glazed aluminium doors and windows.

Due to the size, siting and design, the proposal would preserve the character of the South Hampstead Conservation Area. The drawings have been amended whereby the scale of the extension has been reduced. The extension would not extend sideways of the existing building, does not extend further to the rear than the existing rear building line and would have a maximum height of 3.15m. Additionally, the rear of surrounding buildings has been developed, therefore the relationship between buildings and open space/setting is not coherent or cohesive. The size of the extension is not considered to impact unduly on the openness of the site or amenity value of the rear garden. A sufficient amount of rear garden amenity space would be retained as a result of the proposal.

The proposed materials are considered appropriate and a condition requiring brickwork samples to be submitted for approval has been secured to ensure that the brickwork is of an acceptable quality.

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 it not considered to cause any adverse impacts on the amenity of adjoining occupiers in terms of loss of daylight, sunlight or outlook. The proposed extension is single storied and would be setback from the boundary with 91 West End Lane. While there is a window and door proposed on the side elevation adjoining 91 West End Lane, given the setback of the extension from this boundary and absence of windows or doors on the adjoining elevation of 91 West End Lane, there would be no unacceptable amenity related effects.

A Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement & Tree Protection Plan have been provided which have been reviewed by Council's Tree and Landscape Officer who considers that the tree protection details are sufficient to demonstrate that the trees to be retained will be of an acceptable level. A condition has been included to ensure that relevant tree protection measures would undertaken.

No objections and one letter of support from a neighbouring resident 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, A2, A3, D1 and D2 of the Camden Local 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 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



Daniel Pope
Chief Planning Officer