

Application ref: 2023/4955/P  
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**Development Management**  
Regeneration and Planning  
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4H Architecture Ltd  
23 Chiltern Drive  
Surbiton  
KT5 8LP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**35 Christchurch Hill  
London  
NW3 1LA**

Proposal:

Erection of lower-ground floor single-storey rear extension. Erection of glazed conservatory at rear first floor level. Minor alterations to existing front and rear dormers to nominally increase height and recladding. Replacement of existing windows with double-glazed timber framed units. Alterations in front garden including raised brick boundary wall and pier, new brick return wall to northern side boundary, new gate, rebuilt lightwell retaining wall, new stairs, erection of timber bin store.

Drawing Nos: (Prefix 134\_) 800\_PL02, 801\_PL01, 802\_PL01, 803\_PL01, 804\_PL01, 805\_PL01, 806\_PL01, 807\_PL02, 808\_PL02, 809\_PL02, 810\_PL02, 811\_PL01, 812\_PL01, 813\_PL01, 814\_PL01, Design and Access Statement

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:

(Prefix 134\_) 800\_PL02, 801\_PL01, 802\_PL01, 803\_PL01, 804\_PL01, 805\_PL01, 806\_PL01, 807\_PL02, 808\_PL02, 809\_PL02, 810\_PL02, 811\_PL01, 812\_PL01, 813\_PL01, 814\_PL01, Design and Access Statement

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 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
- iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The roof of the rear extension hereby permitted shall not be used as a balcony, terrace or for any other ancillary residential purposes.

Reason: In the interests of the amenity of surrounding occupiers in accordance with Policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed alterations to the front garden include erection of brick boundary wall along front and north boundaries, wrought iron railing along front boundary on top of brick boundary wall, brick piers, wrought iron gate, reconstructed

lightwell retaining wall and installation of York stone stairs, and erection of timber bin store. A lightwell window is also proposed, along with replacement of the external access door with a double-glazed unit. The cumulative impact of the front garden works is considered minor and therefore acceptable. They will enhance the character of the host building and wider Conservation Area with the re-introduction of original features.

At roof level, the existing front and rear dormers are proposed to be rebuilt in the same location but with increased height (270mm at front and 410mm at rear) to allow for additional insulation and headroom. This is considered acceptable and an improvement to existing as the joinery and cladding details will be more in keeping with the historic character of the host dwelling, utilising traditional timber sash windows and lead cheeks.

At the rear, the proposed 3m deep single-storey rear extension is considered to represent a proportionate addition that would not cause harm to the character and setting of the host and neighbouring properties. The proposed extension would span the entire width of the rear elevation at lower ground floor level and would be similar in size to several neighbouring extensions along Christchurch Hill. Furthermore, the use of aluminium framed sliding doors and matching bricks would ensure that the extension's appearance would be complementary to the appearance of property, while allowing for legibility between the original building and the extension. The provision of a green roof on the rear extension is welcomed; the details of which will be secured by condition.

At first floor level, the existing rear balcony will be enclosed with a fully glazed window and lean-to roof and brick walls on each side raised. This is considered acceptable as it will read as a lightweight alteration without harming the original rear fenestration, including detailed brick parapet wall. The proposal is also consistent with similar approved proposals at neighbouring properties at nos. 17 and 19 Christchurch Hill and will therefore not harm the character of the wider Conservation Area.

The replacement of all existing single-glazed timber sash windows with double-glazed timber sash units is considered acceptable on environmental and heritage grounds, as timber is an appropriate material for use within a Conservation Area. The replacement windows details will match existing including arches, brick reveals, and painted masonry sill.

Special regard has been attached to the desirability of preserving or enhancing the Hampstead 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.

- 2 The proposed rear extension would be flanked on either side by the existing brick boundary walls (and existing rear extension at no.33) thus its overall, size, height and depth are not considered to cause harm to the amenity of the neighbouring residents at nos. 33 and 37 in terms of loss of light or outlook. The glazed enclosed balcony at first floor level would have the same outlook as existing and would therefore not exacerbate current levels of overlooking into neighbouring properties as a result. The front garden works are considered minor and will not have a material impact on the amenity of any neighbouring

residential occupier.

A letter from the Hampstead Neighbourhood Forum was received, providing comments and requesting that sustainability improvements be added into the scheme. Based on these comments, the applicant included a green roof on the rear extension, which is welcomed. No further comments were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

As such, the proposal 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 2018-2033. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2023.

- 3 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).
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 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.
- 6 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.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name.

Daniel Pope  
Chief Planning Officer