

Application ref: 2023/3482/P
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Date: 25 March 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

Zaneen limited
74c tooting high street
London
SW17 0RN
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 8

78 Fairhazel Gardens

London

NW6 3SR

Proposal: Enlargement of 2nd floor 1bed flat, to 3bed flat. Works include; creation of new mansard level at 3rd floor, with terrace to rear and 2 dormer windows to front.

Drawing Nos: Site Location Plan (Zaneen), B01Rev4, E01Rev4, E02Rev4, E03Rev4, E04Rev4, E05Rev4, E06Rev4, E07Rev4, E08Rev4, E09Rev4 (19/02/2024). Design and Access Statement (Zaneen December 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: Site Location Plan (Zaneen), B01Rev4, E01Rev4, E02Rev4, E03Rev4, E04Rev4, E05Rev4, E06Rev4, E07Rev4, E08Rev4,

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.

Informative(s):

- 1 Reasons for granting permission:

The proposed alterations with enlargement of the second floor flat including; two dormer windows to the front; mansard with terrace to the rear; and single roof light to main roof, are considered acceptable in terms of scale, design and materials and would not appear as incongruous within the setting of neighbouring residential properties or wider conservation area. It is noted, the proposed works are similar in scale to existing alterations which have occurred at neighbouring properties on either side of the host site.

The host property has lawful use as 11 flats. These works would include internal alterations to the layout and enlargement of the existing 2nd floor unit, flat 8, which considered to be sub-standard in terms of size, to create a 3bed flat across part of the 2nd floor and all of the new 3rd floor. The new flat would provide two double bedrooms and a single bedroom, with much improved living spaces and some valuable outside amenity space provided.

To the front, two new dormer windows shall be installed to the existing roof slope. These are positioned to be in line with the windows at lower floor and shall sit beneath the main roof ridge and above the parapet.

To the rear, a mansard extension shall be installed with two windows and a patio door arrangement to access the new terrace. The terrace shall be furnished with black metal safety railings, in a similar arrangement to Nos 74 and 76 Fairhazel Gardens immediately to the south of the host building.

The proposals have been revised to ensure front dormers shall be positioned in line with existing lower floor windows.

Waste and cycle storage shall be provided within the front garden, as per the existing arrangements.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account.

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 proposed development is therefore in general accordance with policies A1, D1, and D2 of the London Borough of Camden Local Plan 2017. 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-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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer