

Application ref: 2023/5213/P
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Development Management
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London Borough of Camden
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www.camden.gov.uk/planning

Manea Kella
22-24 Prince of Wales Road
London
NW5 3LG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
32 Glenhurst Avenue
London
NW5 1PS

Proposal:

Erection of replacement single storey ground floor rear extension, replacement double glazed timber sash windows, new doors to rear ground floor, alterations to rear dormer, new bike and bin store to front garden and new rooflights to front and rear

Drawing Nos: Site Location Plan 040-MK-E0100, 040-MK-E0101, 040-MK-E1201, 040-MK-E1203, 040-MK-E1202, 040-MK-E1402, 040-MK-E1401, 040-MK-E1205, 040-MK-E1204, 040-MK-E1603, 040-MK-E1602, 040-MK-E1601, 040-MK-P1204, 040-MK-P1203, 040-MK-P1202, 040-MK-P1201, 040-MK-P0101, 040-MK-P1601, 040-MK-P1402, 040-MK-P1401, 040-MK-P1205, 040-MK-P1603, 040-MK-P1602, Sash windows details, Sedum roof species, green roof maintenance schedule (Manea Kella), Arboricultural Impact Assessment (TreeReport.Uk.ltd 11/10/2023)

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 040-MK-E0100, 040-MK-E0101, 040-MK-E1201, 040-MK-E1203, 040-MK-E1202, 040-MK-E1402, 040-MK-E1401, 040-MK-E1205, 040-MK-E1204, 040-MK-E1603, 040-MK-E1602, 040-MK-E1601, 040-MK-P1204, 040-MK-P1203, 040-MK-P1202, 040-MK-P1201, 040-MK-P0101, 040-MK-P1601, 040-MK-P1402, 040-MK-P1401, 040-MK-P1205, 040-MK-P1603, 040-MK-P1602, Sash windows details, Sedum roof species, green roof maintenance schedule (Manea Kella), Arboricultural Impact Assessment (TreeReport.Uk.ltd 11/10/2023)

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 and policies DC2 and DC3 of the Dartmouth Park Neighbourhood Plan 2020

- 4 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved Tree Protection Plan. The protection shall then remain in place for the duration of works on site and works should be undertaken in line with the approved arboricultural method statement, unless otherwise agreed in writing by the local authority.

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 and policy ES2 of the Dartmouth Park Neighbourhood Plan 2020.

- 5 The green roof hereby approved shall be fully installed on the building in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme for the duration of the development.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with Policies A3, D1 and D2 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

The proposals involve the replacement of a single storey ground floor rear extension, alterations to the fenestration at rear ground floor and rear dormer, the installation of double-glazed timber windows and a new timber bike store and bin store to the front garden. New rooflight are also proposed on the front and rear roof slopes.

The replacement rear extension would follow as similar mass and footprint as the existing and would be subordinate to the host building. The proposed glazed doors on the side elevation and the tiles would create a contemporary appearance. Given the scale and siting of the extension, this would not detract from the appearance of building or conservation area. A green roof is proposed which would soften the appearance of the extension.

The new fenestration and ground floor would not be visible in views from the public realm and in only limited private views and is considered acceptable. The new sliding doors, timber window and railings in the existing rear dormer would be minor alterations that would not significantly alter the appearance of the dormer. The new rooflights would be in keeping with those found at neighbouring properties and would be appropriately scaled and would be conservation style. The new double glazed timber windows would be genuine sash windows and of a suitable quality. The existing pebbledash finish would be replaced with lime render which would improve the overall appearance of the building.

The new bin and bike stores would be timber clad and located behind the existing front boundary treatment with little visibility from the public realm and would not dominate the front garden area. The bike store would provide safe and secure storage to enable more sustainable forms of transport which is welcomed.

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.

An arboricultural impact assessment has been submitted demonstrating there would be no harm to any nearby trees. A condition is attached requiring works to be in compliance with the protection measures in the report. Details of the green roof have been submitted, demonstrating that a suitable variety of species and an adequate substrate depth would be provided and suitable maintenance schedule has also been provided. A compliance condition is attached requiring that green roof is installed and maintained.

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, A3, D1, D2 and T1 of the Camden Local Plan 2017 and policies DC2, DC3, DC4, ES2 and TS1 of the Dartmouth Park Neighbourhood Plan 2020. 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.

- 5 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.

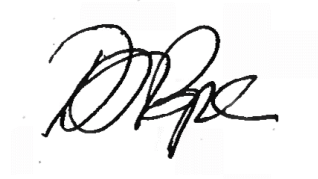
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

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 printed name and title.

Daniel Pope
Chief Planning Officer