

Application ref: 2023/5417/P
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Date: 12 April 2024

Development Management
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Fraher and Findlay Architects
Unit 3 Mercy Terrace
Ladywell Road
London
SE13 7UX
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

63 Netherhall Gardens
London
NW3 5RE

Proposal:

Demolish existing extension and erection of a new single storey rear extension with rooflights, windows on side elevation, new bin and bike store, alterations to entrance and new meter cupboard

Drawing Nos: FF23-014-PL-001, FF23-014-PL-025 (P01), FF23-014-PL-026 (P01), FF23-014-PL-027 (P01), FF23-014-PL-002 (P01), FF23-014-PL-003 (P01), FF23-014-PL-003 (P01), FF23-014-PL-004 (P01), FF23-014-PL-005 (P01), FF23-014-PL-006 (P01), FF23-014-PL-007 (P01), FF23-014-PL-008 (P01), FF23-014-PL-009 (P01), FF23-014-PL-010 (P01), FF23-014-PL-011 (P01), FF23-014-PL-013 (P02), FF23-014-PL-014 (P03), FF23-014-PL-015 (P02), FF23-014-PL-016 (P02), FF23-014-PL-017 (P01), FF23-014-PL-018 (P01), FF23-014-PL-019 (P01), FF23-014-PL-020 (P01), FF23-014-PL-021 (P01), FF23-014-PL-022 (P01), FF23-014-PL-021 (P01), FF23-014-PL-022 (P01), FF23-014-PL-023 (P01), FF23-014-PL-024 (P01), FF23-014-PL-028 (P01), FF23-014- 8.01-REP-002 Design and Access Statement, BS 5837:2012 Tree Survey & Arboricultural Impact Assessment (06.02.2024)

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 FF23-014-PL-001, FF23-014-PL-025 (P01), FF23-014-PL-026 (P01), FF23-014-PL-027 (P01), FF23-014-PL-002 (P01), FF23-014-PL-003 (P01), FF23-014-PL-003 (P01), FF23-014-PL-004 (P01), FF23-014-PL-005 (P01), FF23-014-PL-006 (P01), FF23-014-PL-007 (P01), FF23-014-PL-008 (P01), FF23-014-PL-009 (P01), FF23-014-PL-010 (P01), FF23-014-PL-011 (P01), FF23-014-PL-013 (P02), FF23-014-PL-014 (P03), FF23-014-PL-015 (P02), FF23-014-PL-016 (P02), FF23-014-PL-017 (P01), FF23-014-PL-018 (P01), FF23-014-PL-019 (P01), FF23-014-PL-020 (P01), FF23-014-PL-021 (P01), FF23-014-PL-022 (P01), FF23-014-PL-021 (P01), FF23-014-PL-022 (P01), FF23-014-PL-023 (P01), FF23-014-PL-024 (P01), FF23-014-PL-028 (P01), FF23-014- 8.01-REP-002 Design and Access Statement, BS 5837:2012 Tree Survey & Arboricultural Impact Assessment (06.02.2024)

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 policy 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 [for large areas of green roof add in : and showing a variation of substrate depth with peaks and troughs]
 - 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, CC4(major apps only), D1, D2(if CA or LB) and A3 of the London Borough of Camden Local Plan 2017.

- 5 The flat roof of the single storey side extension approved under 2023/5417/P shall not be used as a roof terrace, sitting out area or other amenity space and only be accessed for maintenance purposes.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1 and D2 of the Camden Local Plan 2017

Informative(s):

1 Reasons for granting permission.

The extension mostly covers the area taken up by the existing one, which will be demolished as part of the proposal. Currently, this is poorly designed and a negative feature of the building. The proposed extension is smaller in depth and contains a high-pitched roof, which echoes roof styles similar to those of the Conservation area. The materials of timber frames and lime render with a metal roof and roof lights provides a link to traditional building but with contemporary features which is accepted. Overall, the scale is considered acceptable, and the design is of high quality, preserving the character of the Conservation area.

The side extension is of a similar scale to the existing, and because of this, the similar materials have a very limited impact on the building's character or conservation area. The new windows to the side are acceptable in this location. The green roof is welcomed and will be secured via condition.

The small lightwell and alteration at the lower ground level are considered acceptable and small enough not to command a screening/scoping assessment. The single glazed window and door units to the rear will be replaced with double glazed timber frames.

The development would 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.

In terms of amenity, the proposed extension is reduced in depth compared to the existing extension, and whilst there is an increase in height with the pitch roof, this slopes away from the shared boundary and will have a limited impact. There are also no neighbours to this side which means the impact would only be to residents in the flat above which would be small. The fenestration alterations and bin store will not have any impact on any of the neighbours. A condition will be placed on the application to ensure the flat roof on the side extension is not used as a terrace.

An AIA has been submitted to support the application regarding trees. In consultation with the tree Officer, the removal is considered acceptable, and the green roof will be conditioned.

No objections were received prior to making this decision. Fitzjohn's Netherall CAAC raised no objection to the proposal. The Belsize Society commented on the amount of light entering the lower ground floors; however, this is not a material consideration as part of this householder extension application where the dwelling would have a high quality of accommodation. The planning history

of the site has been taken into account when making this decision.

As such, the proposed development is in general accordance with policies A1, A3, D1 and D2 of the 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 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

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