

Application ref: 2024/0795/P
Contact: Miriam Baptist
Tel: 020 7974 8147
Email: Miriam.Baptist@camden.gov.uk
Date: 29 April 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

House of Design Architects
13 Prince of Wales Terrace
London
W8 5PG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**1 Perrin's Lane
London
NW3 1QY**

Proposal:

Erection of first floor single storey rear extension and alterations to front facade

Drawing Nos: Location Plan Site Address 1 Perrin's Lane NW3 1QY dated 28 Feb 2024, 0112-AP-011 rev P2, 0112-A-P-0101 rev P2, 0112-A-P-0102 rev P2, 0112-A-P-0201 rev P2, 0112-A-P-1011 rev P2, 0112-A-P-1101 rev P2, 0112-A-P-1102 rev P2, 0112-A-P-1201 rev P2, Design and Access Statement dated February 2024 by House OF Design, Daylight & Sunlight for the Proposed Development at 1 Perrins Lane Hampstead NW3 1QY dated 26 February 2024, Plan and 3D views - Existing and Proposed Buildings dated Feb 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:

Location Plan Site Address 1 Perrin's Lane NW3 1QY dated 28 Feb 2024, 0112-AP-011 rev P2, 0112-A-P-0101 rev P2, 0112-A-P-0102 rev P2, 0112-A-P-0201 rev P2, 0112-A-P-1011 rev P2, 0112-A-P-1101 rev P2, 0112-A-P-1102 rev P2, 0112-A-P-1201 rev P2, Design and Access Statement dated February 2024 by House OF Design, Daylight & Sunlight for the Proposed Development at 1 Perrins Lane Hampstead NW3 1QY dated 26 February 2024, Plan and 3D views - Existing and Proposed Buildings dated Feb 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 Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The property is part of a 1970s development, the first in a series of three adjoined two-storey properties on the southern side of Perrins Lane, to the rear of the King William IV pub. The site lies within the Hampstead Conservation Area, and the adjacent King William IV public house is Grade II listed, as are nearby 73-76 Hampstead High Street, 8 Perrin's Lane and 12-26 Perrins Lane.

To the front of the property, replacement windows are proposed to improve the thermal efficiency of the building. The window fenestration would be metal and would match that seen at adjoining Number 3. The white cladding to the front of the house is currently uPVC and would be replaced with timber which is welcomed, and the garage door would be replaced, also finished in white.

The design of the rear extension is staggered, reflecting the existing building line at first floor, and would extend by 2.3m along the boundary with the public house, and 2.5m along the boundary with neighbouring No 3. The extension would be timber clad and finished in white, referencing the materiality to the front of the property and appearing distinct from the original mass of the house. A sufficient amount of roof terrace would remain for use as external amenity space.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and setting of nearby listed buildings, under s.72 and s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory

Reform Act 2013.

A Daylight & Sunlight report has been submitted with the application and shows that the proposed development is in accordance with the BRE guidelines for daylight, sunlight and overshadowing in regard to the adjacent neighbours, and that no materially harmful losses of light will occur. There would still be a gap left at first floor level to let low winter sun from the south down into the pub's beer garden.

The position of first floor rear glazing would be shifted to the new rear building line, but the window outlook and direction would remain the same and therefore there would be no increase in potential overlooking, particularly as this area is already used as a roof terrace.

In terms of amenity, both the rear extension and changes to the front façade are considered reasonable and would not result in any materially harmful impacts on outlook, overlooking, or loss of daylight or sunlight to any nearby properties.

No objections were received, and 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. 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 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 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-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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer