

Application ref: 2023/5102/P
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Date: 24 May 2024

Development Management
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Mr Mark Kiely
13 Harmood Street
London
NW1 8DW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
13 Harmood Street
London
NW1 8DW

Proposal:

Demolition of existing rear conservatory and erection of single-storey rear and side extension. Solar Panels on rear roof, installation of wood burner and chimney flue, Mechanically Ventilated Heat Recovery system, vents to side. Replacement windows and front door.

Drawing Nos: 13 Harmood Street London Camden NW1 8DW Ordnance Survey, Location Plan dated 30 Nov 2023, DPL.10 rev 1.2, DPL.06 rev 1.2, DPL.09 rev a, DPL.05, DPL.12 rev a, DPL.11, DPL.13, DPL.07, DPL.08, DPL.04, DPL.03, DPL.01, DPL.02, 13 Harmood Street Design and Access Statement dated 28th November 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:

13 Harmond Street London Camden NW1 8DW Ordnance Survey, Location Plan dated 30 Nov 2023, DPL.10 rev 1.2, DPL.06 rev 1.2, DPL.09 rev a, DPL.05, DPL.12 rev a, DPL.11, DPL.13, DPL.07, DPL.08, DPL.04, DPL.03, DPL.01, DPL.02, 13 Harmond Street Design and Access Statement dated 28th November 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.

Informative(s):

- 1 Reasons for granting permission.

Works sought would replace the existing rear conservatory with a single-storey wrap-around extension to the rear and side passage. The extension is considered to be subordinate to the host building, and a reasonable area of rear garden would be retained as outdoor amenity space. The proposed rear extension would have a similar area of glazing to its rear façade, giving access to the garden, and would have a mono-pitched roof with three rooflights, rather than the existing flat roof and roof lantern. In terms of materiality, the extension would be brick to match the host building and the new pitched roof would be tiled to match the property's main roof.

In terms of minor alterations to the external appearance, a modest extrusion is proposed on the side of the main house, in front of the side extension, to accommodate a log burner and two small Mechanical Ventilation Heat Recovery (MVHR) vents will be positioned high up on the side façade. New windows are proposed throughout the property, as well as a new front door; these would be like-for-like replacements in terms of external appearance but would increase the thermal efficiency of the property.

The side infill element of the extension would be visible from the street, as would the extrusion to accommodate the log burner, a new rainwater pipe and the flue. However, these features would be set back substantially within the narrow passage and therefore would not be unduly noticeable from the public realm. A grid of PV solar panels are proposed on the main rear roof slope, which are considered acceptable on sustainability grounds. Further, given their lack of visibility from the public realm, they would not result in any harm to the wider conservation area.

The proposal is considered to preserve the character and appearance of the host building and wider 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 proposed extension is not considered to have a material negative impact on the adjacent neighbours in terms of loss light, overlooking, loss of outlook or noise and vibration. This is due to the one-storey nature of the extension, the existing rear extension to the north, and the existing tall wall to the south. The proposed rooflights are not directly looking into neighbouring habitable rooms and are intended to provide additional light from the roof rather than creating an outlook. The flue for the log burner would terminate at the same height as the roof ridge of the main roof and therefore fumes are not expected to cause a nuisance to any nearby windows which would be below the discharge level.

2 Reasons for granting permission continued.

The site's planning history was taken into account when coming to this decision. One objection was received in relation to the log burner, its negative impact on the environment and the fumes that may affect nearby homes. Log burners are not supported by the Council on sustainability grounds due to air pollution but are not addressed directly by planning policy. The applicant is reminded of the Clean Air Act and that the London borough of Camden is a 'smoke control area' in which only authorised fuels and exempt appliances can legally be used. The internal nature of the log burner, and the fact it is not directly addressed directly by planning policy, mean it cannot be assessed as such by this planning application. Another comment received was in regard to the extension's interface with the wall between the host building and No 11, and the possibility of debris gathering, being inaccessible and the potential for causing damp. This is not a material planning consideration. A comment was also received from The Belsize Society in regard to the insufficiency of the drawings. The drawings are considered to convey the proposals clearly enough that their impact on the surrounding area can be adequately assessed.

As such the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021 and the 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 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.

- 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



Daniel Pope
Chief Planning Officer