

Application ref: 2024/1868/P  
Contact: Josh Lawlor  
Tel: 020 7974 2337  
Email: Josh.Lawlor@camden.gov.uk  
Date: 18 June 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Michael Burroughs Associates  
93 Hampton Road  
Hampton Hill  
Middx  
TW12 1JQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 1**  
**20 Heath Drive**  
**London**  
**NW3 7SL**

Proposal:

Additional storey over the existing flat roofed double garage in the garden of the ground floor flat, for use as a home office.

Drawing Nos: 593 S 99, 593 S 100-C, 593 S 101-C, 593 S 102-C, 593 AP 100-D, 593 AP 101-D, 593 AP 102-D; 593 S 103-C, 593 D 100-A, 593 D 101-A

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 593 S 99, 593 S 100-C, 593 S 101-C, 593 S 102-C,

593 AP 100-D, 593 AP 101-D, 593 AP 102-D; 593 S 103-C, 593 D 100-A, 593 D 101-A

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 Ancillary accommodation

The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Flat 1, 20 Heath Drive

Reason: To protect amenity of adjoining occupiers and also ensure the extension hereby permitted does not become a self-contained dwelling, separate and apart from the original dwellinghouse known as Flat 1, 20 Heath Drive in accordance with policies H1, H6, A1 and A4 of the Camden Local Plan 2017.

Amenity only reason: To safeguard the amenity of the residential use, adjoining premises, and the area generally in accordance with policies A1 and A4 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting planning permission:

The site is in residential use and the principle of an extension to provide a home office is supported. A condition is attached to ensure the new space is ancillary to the main dwelling (Ground floor Flat 20 Heath Drive) and not used as a self-contained residential flat.

Dutch gables are mentioned as a feature in The Redington and Frogna Conservation Area Appraisal. The neighbouring property no. 51 Redington Road has a Dutch gable. As such, this extension would respect the established character and appearance of the conservation area. The timber garage doors are traditional in appearance and improve on the existing ones.

The design of this proposal is well-considered for the context of the conservation area. The setback on the first floor, the clay tiles, tile creasing, and brick arches are welcomed. The windows would be timber-framed which is the appropriate materiality.

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 nature and location of the extension is unlikely to impact neighbouring properties in terms of loss of light, outlook or privacy. The proposal would be ancillary to the ground floor flat at 20 Heath Drive and the scale and nature of the use are not considered likely to result in undue noise or disturbance.

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, D1, D2, H1, H6, and A4 of the Camden Local Plan 2017 and policies SD 1, SD 2 and SD 4 of the Redington Froggnal Neighbourhood Plan 2021. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 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](http://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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer