

Application ref: 2024/1750/P  
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Date: 28 June 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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London  
WC1H 9JE

Phone: 020 7974 4444

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Studio MESH  
5A Newburgh Road  
London  
W3 6DQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**Acrise Cottage**  
**53 Christchurch Hill**  
**London**  
**NW3 1LG**

Proposal:  
Works to outbuilding including erection of single storey extension, alterations to roof including replacement of skylights, and alterations to fenestration including new door and windows.

Drawing Nos:  
Design and Access Statement (prepared by Studio Mesh, dated 02/05/2024); Location Plan; 0002 PL01; 0003 PL01; 0101 PL01; 0102 PL01; 0201 PL01; 0202 PL01; 0401 PL01; 0402 PL01; 2001 PL01; 2002 PL01; 2003 PL01; 2004 PL01; 3001 PL01; 3002 PL01.

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:

Design and Access Statement (prepared by Studio Mesh, dated 02/05/2024); Location Plan; 0002 PL01; 0003 PL01; 0101 PL01; 0102 PL01; 0201 PL01; 0202 PL01; 0401 PL01; 0402 PL01; 2001 PL01; 2002 PL01; 2003 PL01; 2004 PL01; 3001 PL01; 3002 PL01.

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 application involves the extension of the existing outbuilding at 53 Christchurch Hill, as well as alterations to the roof and fenestration, including the replacement of skylights and new door and windows. The host property is located within the Hampstead Conservation Area and Hampstead Neighbourhood Plan area, but is not listed.

The proposed extension to the outbuilding is very minor in scale and would increase the footprint by approximately 1.8sqm. The extension would involve extending the staggered façade to the eastern side of the outbuilding facing the host property, to accommodate an internal entrance that would link the garage to the workshop. The new extension would be constructed of brickwork to match the existing structure with glazing between each stepped part of the wall, echoing the existing design. The works would also involve the addition of a new door to the existing brick archway and the replacement of the arched window, both of which would be metal framed and triple glazed. The arch would not be altered by the addition of the door. The works to the roof involve general repair of the roofing, the removal of the existing single glazed skylights, and the installation of new triple glazed replacements. The new skylights would be at a shallower pitch, and the skylight to the west of the roof would be reduced in size.

The proposed works would all be minor alterations that would not significantly impact the appearance or character of the outbuilding, and maintain the structure's subordinate relationship with the host property. The increase to the size of the outbuilding would also be very minor, and would retain a reasonably sized garden. Therefore, in terms of design, scale, and materiality, the proposed works to the outbuilding would be considered acceptable and would preserve the character and appearance of the structure and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Due to the nature of the proposed works, it is not expected that there would be any significant impact on neighbouring amenity, including with regards to overlooking, privacy, or daylight and sunlight availability.

No objections were received prior to making this decision. The site's planning history has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policies A1, D1, and D2 of the London Borough of Camden Local Plan 2017 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the policies of the London Plan 2021 and 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](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 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