

Application ref: 2024/2623/P
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Date: 30 July 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

RAHUL TAHEEM LTD
39 Wakemans Hill Avenue
London
NW9 0TA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

144 Broadhurst Gardens
London
NW6 3BH

Proposal:

Amalgamation of the existing two ground-floor flats into one residential unit (Class C3); erection of single-storey ground floor rear extension; installation of new doors and windows at ground floor level.

Drawing Nos: S.BP, S001, S002, S003, S004, S005, P001, P002, P003, P004, P005, P006, Location Plan, Planning Design and Access Statement

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:

S.BP, S001, S002, S003, S004, S005, P001, P002, P003, P004, P005, P006,
Location Plan, Planning Design and Access Statement

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 planning permission:

The proposal involves the amalgamation of the existing two ground floor flats into a single dwelling house, resulting in the loss of one residential unit. Local Plan policy H3 (Protecting existing homes) seeks to resist development that would involve the net loss of two or more homes (from individual or cumulative proposals). The loss of one residential unit is therefore acceptable under policy H3.

The proposed single-storey rear extension is considered to represent a proportionate addition that would not cause harm to the character and setting of the host and neighbouring properties. The proposed extension would infill the area between the existing rear extension and the rear elevation, resulting in a full width ground floor rear extension that is similar in size to several extensions along Broadhurst Gardens.

Furthermore, the use of aluminium framed sliding doors and matching brickwork would ensure that the extension's appearance would be complementary to the appearance of property, while allowing for legibility between the original building and the extension. The installation of a conservation style rooflight to the extension roof is considered acceptable and would not harm the appearance of the host property. Given the lack of visibility of the proposed extension, it is not considered to cause harm to the character of the wider Conservation Area. The provision of a green roof is welcomed, the details of which will be secured by condition.

Three timber framed windows are proposed to be installed along the side elevation. These would be acceptable in design and materiality and would not unduly impact the host building or wider Conservation Area. Similarly, the replacement of the ground floor front window with a double-glazed timber framed unit is also considered acceptable.

The proposed residential unit would comply with the size and space requirements set out in the nationally described housing standards. The bedrooms would be sufficiently sized and the proposed layout would provide a

good standard of accommodation. The 'inner' bedrooms would have a courtyard window and side window only, but these rooms are currently served by these windows and the living conditions would be no worse than existing and satisfactory for future occupiers. Furthermore, the dwelling would have abundant private external amenity space.

Due to the scale and scope of the proposed works, they would not cause any adverse impacts on the amenity of adjoining or nearby residential occupiers in terms of loss of light, outlook or privacy.

One comment from a neighbour was received, querying whether there would be any impact on the trees in the rear garden of neighbouring 142 Broadhurst Gardens. The proposed extension is an appropriate distance away from the trees at no.142 to not have any impact.

No other comments or objections were received following statutory consultation.

The planning and appeals history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the South Hampstead 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.

As such, the proposed development is in general accordance with Policies D1, D2, A1 and H3 of the Camden Local Plan 2017. The proposals also comply 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 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.
- 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 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



Daniel Pope
Chief Planning Officer