

Application ref: 2024/2483/P
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Date: 12 September 2024

Development Management
Regeneration and Planning
London Borough of Camden
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www.camden.gov.uk/planning

Roberts & Treguer
24-28 Toynbee Street
London
E1 7NE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
20 Church Row
London
NW3 6UP

Proposal: Erection of single storey rear extension at lower ground floor, replacement of windows throughout the building, and installation of stairs to front lightwell. Erection of outbuilding to rear garden.

Drawing Nos: Design and Access Statement (prepared by Roberts & Treguer, dated June 2024); Listed Building Method Statement (prepared by Roberts & Treguer, dated June 2024); Clarification note on Historic Appraisal (prepared by Roberts & Treguer, dated 05/08/2024); EX 00; EX 01 Rev 02; EX 02 Rev 02; EX 03 Rev 02; EX 04 Rev 02; EX 05 Rev 02; P 01 Rev 04; P 02 Rev 04; P 03 Rev 04; P 04 Rev 04; P 05 Rev 05; P 06 Rev 01.

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 Roberts & Treguer, dated June 2024); Listed Building Method Statement (prepared by Roberts & Treguer, dated June 2024); Clarification note on Historic Appraisal (prepared by Roberts & Treguer, dated 05/08/2024); EX 00; EX 01 Rev 02; EX 02 Rev 02; EX 03 Rev 02; EX 04 Rev 02; EX 05 Rev 02; P 01 Rev 04; P 02 Rev 04; P 03 Rev 04; P 04 Rev 04; P 05 Rev 05; P 06 Rev 01.

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.

- 4 The outbuilding hereby permitted shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling known as '20 Church Row'.

Reason: To safeguard the amenity of the residential use, adjoining premises, and the area generally in accordance with Policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of any external works within the rear garden, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of Policies A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application site is a Grade II* listed house located on the south side of Church Row, within the Hampstead Conservation Area. The house was built in the early 18th century and is located mid-terrace, with three storeys and attic and basement levels. The property has been subject to a range of 20th century

interventions that have resulted in the modification of the original planform.

The proposal involves a number of external works, including alterations to the front lightwell, the erection of a rear extension, and the erection of an outbuilding to the rear garden. These works and other internal alterations are also covered by an associated application for listed building consent, ref. 2024/2589/L.

The proposed works to the front lightwell would consist of the removal of the non-original concrete bin store, to be replaced with a new metal stair leading down to lower ground level from the street. This would match those at neighbouring properties and would not involve the loss of historic fabric, and is therefore supported. The bin store would be relocated to the existing vaults located to the front of the property at lower ground level. It is also proposed to restore and replace the existing joinery where necessary, including the replacement of a number of windows to both the front and rear elevations. All replacement windows would be timber sash and would be located within the existing openings, with the exception of those to the rear closet wing, where the windows would still be timber sash, but the openings would be widened slightly. This alteration is minor and would not materially impact the appearance of the building nor harm its significance, and as such is acceptable.

To the rear, it is proposed to construct a single storey extension that would be located where a short flight of concrete stairs is currently located. The extension would be flush with the rear elevation of the existing closet wing, so would not impair a historically flat-backed building line. It would have a depth of approximately 1.7m and would be constructed of timber and a copper cupola roof, within which a rooflight would be set. The extension would be very modest in size, and there would be very limited visibility from both the public and private realm. As such, the extension is considered a subservient and appropriate addition that would not harm the significance of the listed building, the character and appearance of the subject property, or the wider conservation area.

It is also proposed to construct a small outbuilding at the far end of the rear garden. This would be designed to resemble a traditional timber outbuilding, with French doors, casement windows, and a profiled copper roof. The highest point of the outbuilding would be approximately the same height as the surrounding garden walls. The building would be of a modest scale and footprint, with approximately 10 sqm of internal floorspace, and would retain a more than reasonable amount of garden space. As such, it would be considered that the proposed outbuilding would be of an appropriate scale and location and would maintain a subordinate relationship with the host property, appearing as distinctly separate and part of the garden setting. The outbuilding would not be self-contained and is intended for use as a space ancillary to the residential purposes of the main dwelling. A condition has been attached securing the use of the outbuilding as ancillary to the main dwelling.

The proposal would enhance the character and appearance of the conservation area overall. It would also enhance the special architectural or historic interest of the listed building. The council has had special regard to the

desirability of preserving the character and appearance of the Conservation Area, and the listed building, its setting, and its features of special architectural or historic interest.

2 Reasons for granting permission (continued):

Due to the nature of the works, it is not considered that there would be any negative impact on the amenity of neighbouring properties. The orientation, scale, and position of the proposed extension would not result in any significant impacts on daylight and sunlight or outlook, and would not create any new opportunities for overlooking or have any impacts on privacy. The outbuilding is modest in size and is situated to the rear of the garden, as well as screened by adjacent garden walls and existing planting.

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

As such, the proposal is in general accordance with Policies A1, A2, A3, D1, and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with 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.

- 6 Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is a Householder application.

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