

Application ref: 2024/0942/P  
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Date: 3 October 2024

**Development Management**  
Regeneration and Planning  
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Archiside Limited  
10 The Walk  
Fox Lane  
London  
N13 4AA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**2 Banister Mews**  
**London**  
**Camden**  
**NW6 3RQ**

Proposal:

Front and side extension at ground floor level with 2x rooflights, changes to the rear elevation at ground floor level, rear extension at first and second floor level, 1x rooflight on the front roof slope, roof alteration to the rear with balcony.

Drawing Nos: Design and Access Statement; EX01; EX05; EX06; EX07; EX08; EX09; L02, Rev A; P01, Revision D; P02, Revision C; P03, Revision C ; P04, Revision C; P05, Revision C ; P06, Revision C; P07, Revision C; P08, Revision C; P09, Revision C.

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; EX01; EX05; EX06; EX07; EX08; EX09; L02, Rev A; P01, Revision D; P02, Revision C; P03, Revision C ; P04, Revision C; P05, Revision C ; P06, Revision C; P07, Revision C; P08, Revision C; P09, Revision C.

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 and policies 2 and 3 of the Fortune Green and West Hamstead Neighbourhood Plan.

#### Informative(s):

- 1 Reasons for granting permission.

The application site comprises a two storied semi-detached property located to the rear of 71 Compayne Gardens. The site is within the South Hampstead Conservation Area, and no listed buildings are affected.

The applicant is seeking permission for a front and side extension at ground floor level with 2x rooflights, changes to the rear elevation at ground floor level, rear extension at first floor level, 1x rooflight on the front roof slope and alteration to the rear with a balcony.

Changes have been made to the proposed drawings following officer comment whereby the depth of the front extension has been reduced to provide a 60cm gap between the site and 71 Compayne Gardens.

The proposed materials, which include timber window and doors, brick to match the existing and slate roof tiles to match the existing are considered appropriate.

It is noted that while the application site is located within a conservation area, the subject house is a more recent addition, with limited heritage value (planning permission was granted for the construction of the subject dwelling was granted on 28/11/1982 under reference 8905744).

The proposed front extension is considered acceptable in this instance given its limited scale and height, and due to the location of the application site, set back from Compayne Gardens, and behind 71 Compayne Gardens which reduces its visibility from the public realm.

Given the separation distance between the application site, and properties to the west, the presence of the existing boundary wall, the single storied side

extension at ground floor level is considered acceptable in this instance. Two rooflights are proposed on the side extension roof which are considered acceptable given their limited size, and location on a single storied flat roof which would have limited visibility and is away from adjoining properties.

One rooflight is proposed on the front roof slope. Given the limited size of the rooflight, presence of existing rooflights on surrounding properties and location of the property to the rear, meaning the rooflight would not be visible from Compayne Gardens, it is considered acceptable.

- 2 The applicant is proposing numerous changes to the rear elevation of the property, which would be in keeping with the scale and design of the rear of no1. These changes are therefore considered acceptable, and to be in keeping with the pattern of development within this area. The rear extension does not extend out further than the adjoining rear extension at 1 Banister Mews, nor would it be any higher than the existing rear extension at no1. The changes at roof level are also consistent with those at the adjoining property.

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.

Due to the scale, nature and location of the proposed development, it is not considered to cause any adverse impacts on the amenity of adjoining occupiers in terms of loss of daylight, sunlight, outlook or privacy. Separation distance and a boundary wall is provided between the site and properties to the west, and the front extension has been reduced in depth, providing setback between the proposed development and 71 Compayne Gardens. The proposed changes to the rear elevation would not result in any unacceptable amenity related effects on no1.

Two objections and two letters of support have been received prior to making this decision which have been addressed in the consultee report. 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 and D2 of the Camden Local Plan and policies 2 and 3 of the Fortune Green and West Hamstead Neighbourhood Plan.

- 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](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-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