

Planning Services
Camden Town Hall
Argyle Street
London WC1H 8EQ

Email (enquiries only): env.devcon@camden.gov.uk
Telephone : 020 7974 1911
Fax : 020 7974 5713

For office use
Date
Payee
App. No.

Fee

Application for Planning Permission and conservation
area consent for demolition in a conservation area.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr & Mrs	First name:	Amit & Sonal	Surname:	Patel						
Company name:											
Street address:	36A Courthope Road			Telephone number:	<table><tr><th>Country Code</th><th>National Number</th><th>Extension Number</th></tr><tr><td></td><td></td><td></td></tr></table>	Country Code	National Number	Extension Number			
Country Code	National Number	Extension Number									
Town/City:	London			Mobile number:	<table><tr><td></td><td></td><td></td></tr></table>						
County:				Fax number:	<table><tr><td></td><td></td><td></td></tr></table>						
Country:				Email address:							
Postcode:	N16 8JB										
Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No											

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Thomas	Surname:	Gresford						
Company name:	Gresford Architects										
Street address:	Unit C1 3 Bradbury St			Telephone number:	<table><tr><th>Country Code</th><th>National Number</th><th>Extension Number</th></tr><tr><td></td><td>02072491855</td><td></td></tr></table>	Country Code	National Number	Extension Number		02072491855	
Country Code	National Number	Extension Number									
	02072491855										
Town/City:	London			Mobile number:	<table><tr><td></td><td>07974304109</td><td></td></tr></table>		07974304109				
	07974304109										
County:				Fax number:	<table><tr><td></td><td></td><td></td></tr></table>						
Country:	United Kingdom			Email address:							
Postcode:	N16 8JN			info@gresfordarchitects.co.uk							

3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

To create an extension to the rear and side return of the house, which will incorporate all existing structures and not include demolition of any complete structure.

Has the building, work or
change of use already started?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	<input type="text" value="36"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="COURTHOPE ROAD"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="LONDON"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="NW3 2LD"/>		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	<input type="text" value="527939"/>
Northing:	<input type="text" value="185633"/>

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes ☒ No

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

10. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Demolition of the side walls of the rear extension at lower ground floor only will take place in order to construct the new extension.

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

London Stock Bricks

Description of *proposed* materials and finishes:

London Stock Bricks

11. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

Clay Tiles

Description of *proposed* materials and finishes:

Clay Tiles

Doors - description:

Description of *existing* materials and finishes:

Painted timber single glazed

Description of *proposed* materials and finishes:

Aluminum double glazed

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

456-36A Courthope Road - Existing
456-36A Courthope Road - Proposed
Design and Access Statement

12. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

13. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐
Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system? ☐ Yes ☐ No ☒ Unknown

14. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system ☒ Main sewer ☐ Pond/lake
☒ Soakaway ☐ Existing watercourse

15. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

- a) Protected and priority species
- ☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No
- b) Designated sites, important habitats or other biodiversity features
- ☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No
- c) Features of geological conservation importance
- ☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

16. Existing Use

Please describe the current use of the site:

Residential - C3

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following:

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

17. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

18. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

19. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

20. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

21. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

22. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time End Time	Saturday Start Time End Time	Sunday and Bank Holidays Start Time End Time	Not Known
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23. Site Area

What is the site area?

24. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

none

Is the proposal for a waste management development? ☐ Yes ☒ No

25. Hazardous Substances

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

26. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

27. Certificates (Certificate B)

Certificate Of Ownership - Certificate B
Certificate under Article 7 - Town and Country Planning (General Development Procedure) Order 1995 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Notice recipient		Date notice served	
Name	Molls Bakeries	08/03/2010	
Number:	37 Suffix:		
Street:	Courthope Road		
Locality:	Hampstead		
Town:	London		
Postcode:	NW32LE		
Name	Eleanor Kilminster	08/03/2010	
Number:	36 Suffix:		
Street:	Courthope Road		
Locality:	Hampstead		
Town:	London		
Postcode:	NW32LD		
Name	Mrs V. Bridge	08/03/2010	
Number:	15 Suffix:		
Street:	Estelle Road		
Locality:	Hampstead		
Town:	London		
Postcode:	NW3		
Title:	Mr First name:	Tom Surname:	Gresford
Person role:	Agent Declaration date:	08/03/2010	<input checked="" type="checkbox"/> Declaration made

27. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B
(A) None of the land to which the application relates is, or is part of an agricultural holding. ☒
(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ☐

Title:	Mr First Name:	Thomas Surname:	Gresford
Person role:	Applicant Declaration date:	10/03/2010	<input checked="" type="checkbox"/> Declaration Made

28. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date

10/03/2010

Mr Thomas Gresford
Gresford Architects
Unit C1
3 Bradbury Street
London
N16 8JN

Application Ref: **2010/1269/P**
Please ask for: **Elizabeth Beaumont**
Telephone: 020 7974 **5809**

18 May 2010

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:

**36a Courthope Road
London
NW3 2LD**

Proposal:

Erection of single storey rear extension and a side infill extension to existing flat (Class C3)

Drawing Nos: Site location plan; 01; 456-010 B; 456-011 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 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 B1 (General design principles), B3 (Alterations and extensions) and B7 (Conservation Areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Site location plan; 01; 456-010 B; 456-011 A.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 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.
- 3 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 are advised to consult the Council's Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD6 (Amenity for occupiers and neighbours), B1 (General design principles), B3 (Alterations and extensions) and B7 (Conservation Areas). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	19/05/2010
		N/A / attached		Consultation Expiry Date:	22/04/2010
Officer			Application Number(s)		
Elizabeth Beaumont			2010/1269/P		
Application Address			Drawing Numbers		
36a Courthope Road London NW3 2LD			Please refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of single storey rear extension with side return at ground floor level to existing flat (Class C3)					
Recommendation(s):		Grant planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	11	No. of responses	01	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p>38 Courthope Road – objects for the following reasons;</p> <ul style="list-style-type: none"> • <u>Design and layout</u> – concerned that products from kitchen extractors will terminate into our property and that drainage will not be dealt with effectively. (Refer to 3.3) • <u>External appearance</u> – the dividing wall will need to be rebuilt and we need to be reassured that matching bricks and materials are used. (Refer to 4.3) • <u>Loss of sunlight/daylight</u> - the proposed extension will affect our present access to sunlight as it will be built up by 1.5m thus limiting our access to sunlight to our kitchen/dining room. (Refer to 4.1) • <u>Noise nuisance</u> – we are concerned about noise from the construction of the extension. The building work will mean that we will not be able to enjoy the amenity of our garden during the summer. (See below) • Need to be assured that dust and debris will be kept to a minimum. (See below) • We need to be assured that our safety will be assured during construction and the building will erect barriers within the worksite and our property preventing accidents to ourselves and our dog. (See below) <p><i>Officer's comments – An informative would be attached to any decision notice informing the applicant the proposal may be subject to building control regulations and an informative outlining the permitted days and hours for construction to limit the disruption to neighbouring occupiers.</i></p>					
CAAC comments:	Mansfield Road CAAC – no objections					
Site Description						
<p>The site is located on the east side of Courthope Street in between Savernake Road and Mansfield Road. The site comprises a three store mid-terraced property with three storey rear addition with a flat on the ground floor and maisonette above. The building is not listed but is located within the Mansfield Conservation Area in a predominately residential area.</p> <p>The application relates to the ground floor garden flat.</p>						
Relevant History						
<p>03/09/1992 – p.p. granted (9200302) for the erection of dormer roof extensions at front and rear and alterations to provide a self contained maisonette on second and attic floors</p> <p>24/09/1992 – p.p. refused (9201015) for the erection of dormer roof extensions at front and rear roof level and formation of rear roof terrace with access doors in association with use of second and attic floors as a self contained maisonette.</p> <p>17/02/1994 – p.p. granted (93009229) for the construction of a rear dormer window and the formation of a rear roof terrace with an access door</p> <p>17/02/1994 – CAC granted (9360104) for demolition of part of the roof and rear elevation wall to form a new dormer roof terrace and access door.</p>						
Relevant policies						
<p>Replacement Unitary Development Plan 2006 SD6 (Amenity for occupiers and neighbours), B1 (General design principles), B3 (Alterations and extensions), B7 (Conservation Areas)</p> <p>Camden Planning Guidance 2006 Dartmouth Park Conservation Area Statement</p> <p>LDF Core Strategy and Development Policies CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), CS14 (Promoting high quality places and conserving our heritage), DP24 (securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours).</p> <p><i>As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.</i></p>						

Assessment

1. Proposal

1.1 Permission is sought for the following;

- Erection of a side infill extension measuring 1.8m wide, 5.2m deep and 2.5m at eaves height sloping up to 3.1m with two conservation rooflights and a window on the rear elevation to allow additional light into the kitchen.
- A small lightwell will be retained in order to ensure light/ventilation into the bedroom and bathroom.
- Erection of a rear lean-to extension in place of the existing out-building measuring 3.9m wide, 1.5m deep and 2.5m at eaves height sloping up to 3.1m.
- The proposed materials would be brick to match existing and aluminium sliding doors.

2. Revision

2.1 The following amendments have been made to the scheme;

- Creation of two separate extensions (side infill extension and rear 'lean-to' extension) rather than a full width wrap-around extension.
- Reduction in the overall height of the extension from 2.9m at eaves height sloping up to 3.5m to 2.5m at eaves height sloping up to 3.1m.

3. Design

3.1 There are a number of extensions at ground floor level within the wider terrace and other properties within the street. The predominant pattern of extensions appears to be either side infill extensions or small rear extensions projecting beyond the original 2 or 3 storey rear additions. The proposal was revised in order to replicate this pattern involving separating the extension from a wrap-around extension into two additions comprising a side infill extension, with small courtyard and a small 'lean-to' extension projecting beyond the two storey rear addition.

3.2 Following the amendments to the scheme the proposed extension would be considered subordinate to the existing building in terms of scale and bulk and would enable the original 'L' shape of the existing building to be read. The rear extension would project no further than the original outhouse/privy building currently used as a laundry room. The sloped roof 'lean-to' style extension would be subordinate, rather than compete with the original building. The use of glazing along the rear of the extension would reduce the visual bulk of the extension.

3.3 It is proposed to use bricks and a slate roof to match existing, this will ensure the extension would not detract from the character of the host building or the wider terrace. The proposed aluminium sliding doors and window on the rear elevation of the extensions are of an appropriate design that would not detract from the character of the building.

3.4 In accordance with Camden Planning Guidance 2006 the proposal would allow for the retention of a reasonable sized garden.

3.5 It is considered that the proposed extension would not harm the character of the host building or the character and appearance of the wider conservation area.

4. Amenity

Loss of sunlight/daylight

4.1 The extension would be 0.4m higher than the existing boundary wall and then would slope away from the boundary wall at an angle of less than 20 degrees. Given the height and depth of the existing 2 storey rear wings on both sides of the intervening side alleys it is considered the proposed single storey extension would not significantly impede sightlines from the rear and side windows at no.38 and thus would not seriously worsen their existing daylight or sunlight.

Loss of outlook

4.2 The existing outlook from the windows of the neighbouring property on the rear elevation and side elevation of the neighbouring property overlooks the boundary wall, the side elevation of No. 36 and the garden areas of both properties. The resulting extension would reduce the gap between the properties; however its scale and the sloping roof and the existing boundary wall it is not considered to be significantly harmful towards neighbouring outlook, or have an overbearing impact in comparison to what exists.

Fumes/smells

4.3 Concerns have been raised by the neighbouring occupier in relation to possible fumes from any kitchen extraction within the new extension. Planning permission would not be required for extractors of this nature; however the existing kitchen is currently located within the rear addition of the ground floor flat, therefore its location will be in a similar position.

5. Recommendation – Grant planning permission

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