

Mr Nick Norden
Neale + Norden Architects
17 Dartmouth Park Avenue
London
NW5 1JL

Application Ref: **2015/1453/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

1 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
12 Gardnor Road
London
NW3 1HA

Proposal:
Replacement of front windows with thin double glazing and erection of a parapet wall and railings in order to create a rear terrace at first floor level replacing an existing pitched roof.

Drawing Nos: 403/D01, 403/D02, 403/D05, 403/D06, 403/D04A, 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 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 403/D01, 403/D02, 403/D05, 403/D06, 403/D04A, Design and Access Statement.

Reason:

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

- 4 No part of the flat roof area hereby approved shall be used as a roof terrace, and any access out onto this area shall be for maintenance or planting purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed development is to replace the windows at the front of the dwelling with double glazed glass retaining the existing sashes and at the rear of the dwelling to replace a first floor pitched roof with a parapet wall and railings to create a roof terrace. The proposed alterations are considered to be subordinate to the host dwelling in terms of scale and siting and would have an acceptable impact upon the surrounding conservation area, and neighbouring amenities.

The replacement of the front windows with thin double glazing while retaining the existing sashes would not materially alter the external appearance of the host dwelling and would represent a planning gain by improving the energy efficiency of the dwellinghouse. Roof terraces sited upon rear extensions are a feature of the surrounding terrace and the rear of Gayton Road. Hence the proposed parapet wall, balustrade, and flat roof upon the ground floor rear extension would not be out of keeping with the design of the host dwelling or negatively impact upon Hampstead Conservation Area.

The development will have some negative impact in terms of the potential for creating additional overlooking views of neighbouring amenities. As stated above, a characteristic of the surrounding terrace and neighbouring facing terrace is higher level roof terraces that overlook rear gardens. Although the existing rear garden spaces are overlooked, the proposed roof terrace would be just above upper ground floor level and would be therefore at a lower level to the surrounding roof terraces. At this lower level, there is the potential for overlooking the part of neighbouring gardens nearest the house. It is therefore considered that a condition be placed on any approval restricting the access to this balcony for purposes other than maintenance or planting.

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.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of The London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment