

Ms D. Elliott
MSM Project Management
Plumridge Farm
Stag Hill
Barnet
Herts
EN4 0PX

Application Ref: **2015/1002/P**
Please ask for: **Simon Vivers**
Telephone: 020 7974 **4206**

11 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
32 Willow Road
London
NW3 1TL

Proposal:
Erection of side extension at first floor level and erection of a single storey rear conservatory extension at ground floor level.

Drawing Nos: Site Location Plan, Basement Floor Plan Existing, Ground Floor Existing, First Floor Existing, Second Floor Existing, Front Elevation Existing, Partial Rear Elevation Existing and Side Elevation Existing, PR01, PR02 Rev A, PR03A Rev B, PR04 Rev A, PR05 Rev A, PR06A Rev A, PR07A Rev B, PR08

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 policies 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: Site Location Plan, Basement Floor Plan Existing, Ground Floor Existing, First Floor Existing, Second Floor Existing, Front Elevation Existing, Partial Rear Elevation Existing and Side Elevation Existing, PR01, PR02 Rev A, PR03A Rev B, PR04 Rev A, PR05 Rev A, PR06A Rev A, PR07A Rev B, PR08.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed first floor side extension and ground floor rear extension are subordinate in scale and location to the host building, and respect the character and setting of neighbouring buildings.

The side extension is a sympathetic alteration which is subordinate to host property in terms of height, mass, bulk and detailing and would not represent an incongruous addition to the building or the terrace in views from the street. In particular, the side extension will remain substantially lower than the overall building height, and will be set back from the prominent front bay windows. The extension will incorporate a dummy window, which is in keeping with the existing architectural details. The side extension will infill a gap between the host building and the neighbouring property, however no significant views would be lost.

The rear extension will protrude to the line of the existing balustrade of the rear balcony at ground floor level. The rear extension is considered to be subordinate in terms of both height and depth and relationship to the host building. The simple contemporary glazed design is considered acceptable and appropriate in the Hampstead Conservation Area; particularly as the proposed rear extension is not visible from the public realm.

The proposed extensions would not harm the amenity of the adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added

sense of enclosure, given there are no windows situated on the side wall of the neighbouring property. The proposed window of the extension will have views over the rear of property, but will not cause any additional overlooking, given the area of the extension is currently a terrace.

Two objections have been received following statutory notification in relation to bulk and scale and amenity impacts of the rear extension, as well as the quality of plans provided. It is not considered that the rear extension will create any unreasonable impact in terms of bulk and scale, given that the proposed footprint will be extended no further than the curtilage of the current balcony. Additionally, the lightweight materials of the conservatory will assist to reduce visual dominance of the extension. In terms of amenity, the conservatory will infill a balcony with a shallow depth, which is accessed by full height glass doors. As such, the conservatory will not create new amenity impacts in terms of privacy and overlooking. Furthermore, the introduction of brickwork to height of 800mm above floor level will reduce casual overlooking when compared the existing design. The plans provided are considered to be accurate, and are suitably detailed for assessment of the application.

The site's planning history and relevant appeal decisions were 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 conservation area in accordance with s.72 (CA's) 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 2015, consolidated with amendments since 2011; and paragraphs 14, 17, and 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', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment