

Mr. Michael Drain  
Michael Drain Architects  
11 - 13 Market Place  
London  
W1W 8AH

Application Ref: **2015/3968/P**  
Please ask for: **Kate Phillips**  
Telephone: 020 7974 **2521**

7 September 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**3 Gardnor Road**  
**London**  
**NW3 1HA**

Proposal:  
Single storey rear extension to lower ground floor with partial roof terrace above and rebuilding of existing brick stairwell projection.

Drawing Nos: 0-001; 0-010; 0-011; 0-012; 0-020; 0-030; 0-110 Rev. B; 0-111 Rev. A; 0-112 Rev. A; 0-200 Rev. A; 0-210 Rev. 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 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: 0-001; 0-010; 0-011; 0-012; 0-020; 0-030; 0-110 Rev. B; 0-111 Rev. A; 0-112 Rev. A; 0-200 Rev. A; 0-210 Rev. A.

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

#### Informative(s):

- 1 Reasons for granting permission

The proposed single storey rear extension with the partial roof terrace above would be secondary to the host building in terms of location, form, scale, proportions, dimensions and detailing and it would respect and preserve the original design and proportions of the host building. By virtue of its siting, the extension would not be visible in the public realm; but nevertheless, it would relate well to the approved works at No. 2 Gardnor Road. The proposed extension, by virtue of its size, would also allow for the retention of some private outdoor amenity space at the lower ground floor. Overall, it is considered that the works would preserve and enhance the character and appearance of the Hampstead Conservation Area.

The proposed works would not cause an unacceptable loss of amenity to neighbouring properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking or noise. The floor area of the partial roof terrace would be no larger than the existing balcony and therefore the extent of overlooking to nearby and neighbouring properties would not alter. The terrace rooflight would be sited close to the rear wall of the host building, which would satisfactorily reduce the impact of light spill from this window.

The opening method and glazing pattern in the replacement first floor rear facing window would not match the existing; however the window opening would remain the same size and the soldier course arch above the opening would be retained, which is positive. Furthermore, a number of other properties in the vicinity have carried out similar works. The new fenestration at the lower ground floor level would not relate to the fenestration on the upper floors of the host building; however, the fenestration would not be visible in the public realm and the large expanse of glazing would allow for greater levels of sunlight/daylight within the extended building.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

- 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



Ed Watson  
Director of Culture & Environment