

Mr Demiray
MD & Co Architecture & Design
25 Denning Road
London
NW3 1ST

Application Ref: **2015/4531/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

1 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
18 Denning Road
London
NW3 1SU

Proposal: Part two storey and part single storey rear extension; landscaping works in rear garden; and conversion of 1 no. self-contained 2-bed flat and 3 no. self-contained 1-bed flats into 2 no. 3-bed self-contained maisonettes

Drawing Nos: MM1403/001; MM1403/002; MM1403/003; MM1403/004; MM1403/005; MM1403/006; MM1403/007; MM1403/008; MM1403/009; MM1403/010; MM1403/011; MM1403/012; MM1403/013; MM1403/014; MM1403/015; MM1403/016; MM1403/017; MM1403/018; MM1403/019; MM1403/020

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 Before the development commences, details of secure and covered cycle storage area for 4 no. cycles shall be submitted to and approved by the local planning authority. The approved facility(ies) shall thereafter be provided in entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Full details in respect of the green roof in the area indicated on the approved plans shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The dwellings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans: MM1403/001; MM1403/002; MM1403/003; MM1403/004; MM1403/005; MM1403/006; MM1403/007; MM1403/008; MM1403/009; MM1403/010; MM1403/011; MM1403/012; MM1403/013; MM1403/014; MM1403/015; MM1403/016; MM1403/017; MM1403/018; MM1403/019; MM1403/020.

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

- 6 The flat roof of the extension shall not be used as a terrace.

Reason: In order to prevent overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting permission

The proposed rear extension would be secondary to the host building in terms of location, form, scale, proportions and detailing and it would respect and preserve the original design and proportions of the host building and also the historic pattern and established townscape of the surrounding area. Whilst the fenestration at lower ground floor would not relate to the openings on the upper floors of the host building; it would be largely screened from view by the retaining wall; and the large sliding doors would allow greater levels of sunlight and daylight to enter the lower ground floor.

The proposal would extend the sunken patio area further into the garden which is similar to the neighbouring property (No. 20). The sedum roof above the single storey extension would provide greenery and visual interest whilst also promoting sustainability. Furthermore, the proposal allows for the provision of outdoor amenity space to serve each separate dwelling.

The proposal involves the loss of 1 no. 2-bed unit and 3 no. 1-bed units and the creation of 2 no. 3-bed units, which equates to a net loss of 2 no. dwellings. The Council normally resists development which involves the net loss of 2 or more homes, unless the proposal creates large homes in a part of the borough with a relatively low proportion of large dwellings; or it would enable sub-standard units to be enlarged to meet residential space standards. Hampstead Town is not identified as having a low proportion of large dwellings; however the existing lower ground floor flat fails to meet the current national space standards (it provides 54.90 sqm of space, whereas the requirement for a 2-bed unit is between 61 and 70 sqm). Furthermore, the existing dwellings do not provide a good standard of accommodation in terms of layout.

Whilst the proposal fails to meet the priorities set out in the Dwelling Size Priorities Table (Policy DP5) because it would not provide any 2-bed units (identified as a high priority) the scheme would however provide 2 no. 3-bed units, (identified as medium priority) which the layout of the host building lends itself to. The new dwellings would exceed the national space standards; and they would provide a high standard of residential accommodation in terms of layout, space and room sizes, storage and utility spaces, daylight and sunlight, privacy and security, and noise.

The proposal would not cause unacceptable loss of amenity to neighbouring or nearby properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, or a sense of enclosure.

The application site has a Public Transport Accessibility Level (PTAL) of 3 and is within a Controlled Parking Zone (CA-H). Given that the proposal results in a net loss of dwellings, there is no requirement to make the dwellings car free. Cycle parking provision is secured by condition.

Neighbouring occupiers were consulted on the application. One objection has been received prior to making this decision which has been duly taken into account prior to making this decision. 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.

- 2 The proposed development is in general accordance with Policies CS1, CS5, CS6, CS11, CS13, CS14 and CS18 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP2, DP5, DP16, DP17, DP18, DP19, DP21, DP22, DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policies 3.4, 3.5, 6.9, 6.10, 6.13, 7.4, 7.6 and 7.8 of the London Plan 2015; and the provisions of paragraphs 14, 17, 29-41, 47-55, 56-66 and 126-151 of the National Planning Policy Framework 2012.
- 3 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).
- 4 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, cursive script.

Ed Watson
Director of Culture & Environment