

Ms Virginia Newman
KSR Architects
14 Greenland Street
Camden London NW1 0ND UK

Application Ref: **2016/4000/P**
Please ask for: **Amy Grace Douglas**
Telephone: 020 7974 **8096**

14 September 2016

Dear Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

Acrise Cottage
53 Christchurch Hill
London
NW3 1LG

Proposal:

Additions and alterations to dwelling house (Class C3) including single storey rear ground floor extension and two dormer windows on south-east elevation.

Drawing Nos: 16010-P-100 Rev A; 16010-P-110 Rev A; 16010-P-120 Rev A; 16010-P-130 Rev A; 16010-P-200 Rev A; 16010-P-300 Rev A; 16010-P-301 Rev A; CCH-X-001; CCH-X-100 - CCH-X-110

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 16010-P-100 Rev A; 16010-P-110 Rev A; 16010-P-120 Rev A; 16010-P-130 Rev A; 16010-P-200 Rev A; 16010-P-300 Rev A; 16010-P-301 Rev A; CCH-X-001; CCH-X-100 - CCH-X-110

Reason:

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

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;
 - b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informatives:

- 1 Reasons for granting permission:

The proposed rear extension and dormer windows do not result in harm to the streetscene, the host building, or the Hampstead Conservation Area. The host building faces inwards and as such the dormer windows to the front elevation

would not be largely visible from the streetscene. As such their location and positioning on the front roofslope is considered acceptable and can be supported, subject to a condition requiring details of materials to be submitted.

Given the configuration of the dwelling, the rear elevation faces Well Road and is at semi-basement level. The rear extension would be wholly concealed from the public realm, due to the topography of this portion of the site, and as such the extension is considered to be subordinate to the host dwelling in terms of design.

No harm to neighbours would occur due to the location and size and as such residential amenity in terms of outlook and daylight/sunlight would not be affected. Two rooflights and no side-facing windows are proposed thereby no impact on privacy would occur.

Sufficient amenity space for occupiers would remain at the front of the property therefore the loss of garden space is considered acceptable.

The proposal is a minor revision to previous permissions granted in 2008 and 2010. This proposal extends the extension to the boundary line however it is considered the rear extension wall would not project higher than a boundary fence and as such would not impact the streetscene or the host building, subject to the materials being of the brick to match the host building. A condition is recommended to secure this.

No objections were received and the site's planning history has been taken into consideration.

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

As such, the proposal is in general accordance with policies CS14 and CS19 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 Policies. The proposed development also accords with the London Plan 2016 and 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.

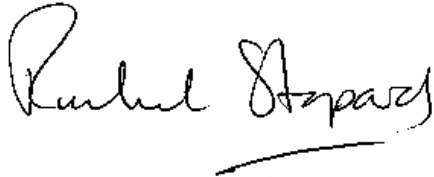
No. 020 7974 4444 or on the website
<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated 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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities