

Mrs Tori MacCabe  
Marek Wojciechowski Architect  
Ltd 66-68 Margaret Street  
London  
W1W 8SR

Application Ref: **2016/4041/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

6 January 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**123 Broadhurst Gardens**  
**London**  
**NW6 3BJ**

Proposal:

Conversion of the building from 2 x self-contained flats into a single family dwelling, erection of two storey rear extension, following the demolition of the existing between the lower and ground floor with a new first floor roof terrace, new dormer to the rear at roof level and new hard & soft landscaping arrangement to the front and rear elevation.

Drawing Nos: D\_01 REVA, D\_02, D\_03, D\_04, D\_05, D\_07 REVA, D12\_REVA, P\_00, P\_01 REVA, P\_02, P\_03, P\_04, P\_05, P\_06, P\_07 REVA, P\_09, P\_10, P\_11, P\_12 REVA, Design and Access Statement dated May 2016 and Daylight Sunlight Report from CHP Surveyors dated 13/09/2016.

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  
D\_01 REVA, D\_02, D\_03, D\_04, D\_05, D\_07 REVA, D12\_REVA, P\_00, P\_01 REVA, P\_02, P\_03, P\_04, P\_05, P\_06, P\_07 REVA, P\_09, P\_10, P\_11, P\_12 REVA, Design and Access Statement dated May 2016 and Daylight Sunlight Report from CHP Surveyors dated 13/09/2016.

Reason:

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

- 4 The hereby approved rooflight to the western roof slope shall be obscured glazed, fixed shut and permanently retained thereafter.

Reason: In order to prevent unreasonable 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.

- 5 Before the development commences, details of secure and covered cycle storage area for 2 x cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of residential dwelling 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.

Informative(s):

- 1 Permission is sought for the conversion of the existing 2 self-contained flats into a single dwelling. Policies CS6 and DP2 apply to all development that involves the

net loss of residential homes. The application accords with these policies as there would only be the net loss of one residential unit. The four bed residential dwelling would provide a good quality of living accommodation. The room sizes are generous and would be in accordance with London Plan; the outlook and the layout of the units are functional with good levels of circulation and storage space. Furthermore, the habitable rooms would be dual aspect, providing adequate levels of light and ventilation.

It is proposed to demolish the existing two storey rear extension (4.6m high 3.4m deep x 9.8m wide) between ground and lower-ground floor level and construct a new two storey extension that would measure approximately 5.6m high x 2.8 deep x 9.7m wide and would be no higher than the neighbouring extension at No.121 which is considered a pair. The extension would not protrude higher than the existing parapet wall. The stairs would be replaced with a new natural stone paving from the rear and flank elevation leading to the garden level at lower ground floor. The extension would be built with masonry and a series of windows to the rear and side elevation. However, considering this is a replacement for the existing rear extension and conservatory with no architectural merit, the design would enhance the host building and conservation area.

It is proposed to replace the existing window with new door and balustrade for a first floor roof terrace that would measure 2.6m x 4.0m and would be set back a further 1.1m from the roof eaves. There is precedent set with two roof terraces on the adjoining property at first and a large terrace at second floor level.

Although double dormers are not generally supported, in this case, given that the property is semi-detached and its adjoining pair features similar dormer extensions, it is considered acceptable that the new dormer at the application site would mimic the adjoining property as this would re-establish the symmetry between the pair to a certain degree. Similarly, altering the existing dormers to match would be welcomed in principle.

The proposed dormer window in the central roof slope would be aligned with the windows below and designed in accordance with CPG 1 in being appropriately set in from the sides, eaves and the ridge of the roof.

It is proposed to replace the windows to the front and rear windows at all levels, new windows although double glazed would be sympathetic to the style and age of the building in terms of design and materials. It is proposed to re-install the railings to the front boundary wall and no objection is raised.

The proposals would not introduce any new parking stress in the area and as no additional residential units is being created s106 legal agreement for "car free" housing is not required in this instance. The works to the proposed fencing to the front elevation has been omitted from the scheme. Therefore, highways contribution is not required in this instance.

One objection has been received and one object received which is assessed separately. The planning history of the site 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, 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 CS1, CS5, CS6, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and DP2, DP5, DP6, DP17, DP18, DP19, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

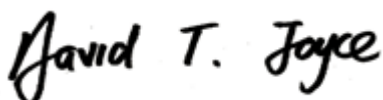
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



David Joyce  
Executive Director Supporting Communities