

Mr Jonathan Tucker  
Nett Assets Limited  
The Studio  
141 New Road  
Hertfordshire  
WD3 3EN

Application Ref: **2016/1276/P**  
Please ask for: **Ian Gracie**  
Telephone: 020 7974 **2507**

12 January 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:  
**9 Hampstead Square**  
**London**  
**NW3 1AB**

Proposal:  
Single storey extension to either side of existing outbuilding to provide ancillary residential accommodation; installation of refuse enclosure.

Drawing Nos: PL-01; PL-02; PL-03 rev A5; PL-04 rev A5.  
Reports: Design Statement prepared by Nett Assets (ref 1577 - DS).

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 PL-01; PL-02; PL-03 rev A5; PL-04 rev A5.

Reason:

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

Informative(s):

- 1 Reasons for granting permission

The proposed works involve two small extensions on either side of the application building. Although they will be visible from the rear of the main listed house, they will not impact on its setting as the extensions are only of one storey and do not encroach on the rear garden or come closer to the house. A condition has been attached to this permission which ensures that the materials match the existing, i.e. brickwork (including colour, texture and pointing profile, colour and mix). The use of an aluminium kliplock and felt roof is considered acceptable. As such, the extensions are considered to be acceptable and will not harm the character and appearance of the Hampstead Conservation Area or the setting of adjoining listed buildings.

It is not considered that the proposal would significantly harm the amenity of any adjoining residential occupiers in terms of loss of light or privacy.

Whilst the proposal will have some visual impact, it is considered that such extensions in this location are not considered harmful to the character or appearance of the host building or the Hampstead Conservation Area by virtue of their subordinate scale and location.

No objections have been received. The site's planning history was 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 s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special regard has been attached to the desirability of preserving the listed building

and its features of special architectural or historic interest, under s.16 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 the London Plan 2016 and the National Planning Policy Framework (2012).

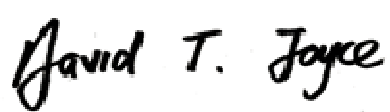
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 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).

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