

Mr Shahed Saleem
Makespace Architects
Unit 1.5, 1-5 Vyner Street
London
E2 9DG

Application Ref: **2017/2735/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

17 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
74 Hadley Street
LONDON
NW1 8TA

Proposal:
Erection of rear extension at second floor level
Drawing Nos: 1304-31-100; 1304-31-101; 1304-31-102; 1304-31-103; 1304-31-200; 1304-31-201; 1304-31-202; 1304-31-203; 1304-31-300

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 Details, 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) Manufacturer's specification details of the facing materials of the zinc/copper extension (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. All other 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 policies D1 and D2 of the London Borough of Camden Local Plan June 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1304-31-100; 1304-31-101; 1304-31-102; 1304-31-103; 1304-31-200; 1304-31-201; 1304-31-202; 1304-31-203; 1304-31-300

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

- 4 The second floor window on the side elevation of the extension shall be obscure glazed and fixed shut to an internal height of 1.7m finished floor level and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises 72 Hadley Street in accordance with policy A1 of Camden Local Plan June 2017.

Informative(s):

- 1 Reasons for granting permission.

The rear closet wing extension at second floor level would extend up to the parapet line of the main building, which although contrary to CPG1 (Design) guidance on the height of rear extensions, is considered to be acceptable in this instance due to site specific conditions and the prevailing pattern of development. The rear elevation of the property has already been impaired through the loss of the original 'butterfly' valley roof profile on the rear elevation. The attached property at no. 72 Hadley Street has amended its closet wing extension through the addition of a mono-pitched roof, which sits slightly below the pitch of its main roof. Therefore, there is a precedent within the terrace for breaching the guidance within CPG1. The proposed extension would not disrupt the pattern of rear development across the terrace or cause further harm to an original feature of the property. Whilst the extension would be visible in public views from Hartland Road, along the boundary with Holy Trinity School, it would read as a continuation of the playground wall rather than a multiple storey extension to the rear of the terrace property. Due to

the alterations already carried out across the rear of the building group, the extension would not obscure a visually attractive view, and it would provide a coherent and uniform parapet to border the playground. The extension would be no higher than the main parapet of the host dwelling, meaning that it would not be visible in views from the front of the property. It is therefore not considered that the proposal would compromise its Local List status, which recognises the collective architectural and townscape significance of the terrace, namely in views down Hadley Street (as the development would not be visible from the notable views nor would it disturb any of the meaningful features to the group of buildings).

The flank wall of the extension that would be visible from the street would be constructed in matching brickwork whilst the inside of the extension, which would only be visible in private views, would be clad in zinc or copper. This is considered to be an appropriate choice of material for a non-prominent location and would make the proposal a lightweight addition that is clearly distinguishable from the original building. Details of the finishing material would be secured via planning condition.

The floor to ceiling height of the new extension would be lower than the recommended space standards (i.e. the minimum is 2.3m within CPG2 (Housing)); however, if it were to be raised the extension would be visible from the front of the building above the parapet wall. Furthermore, the extension is going to be used as a bathroom rather than a habitable room. On balance, the floor to ceiling height is acceptable in this instance for the above reasons and due to it relating to additional ancillary space for the dwelling.

It is noted that planning permission was recently refused at the application site (under 2016/1536/P) for a mansard roof and second floor rear extension. Whilst the rear extension element is of a similar design as the refusal, it is considered acceptable as an independent structure as the harm associated with the refusal was predominantly due to the cumulative bulk of both elements, which were visually prominent within Hadley Street. The revised scheme has been sensitively designed so that it is not visible from Hadley Street, and that the views from it within Hartland Road are sympathetic. Due to the confined location of the rear element, it is not visually prominent from private or public views.

- 2 By virtue of the nature and location of the works, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The additional massing would be situated a sufficient distance from the rear window of no.72 to ensure that there would only be a minimal impact on daylight/sunlight levels or outlook. The proposed second floor side window of the extension would be obscure glazed and fixed shut by condition to prevent overlooking to the neighbouring property.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policies G1, A1, D1 and D2 of the London Borough of Camden Local Plan June 2017. The proposed development also accords with the London Plan 2016 and the National

Planning Policy Framework.

- 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).

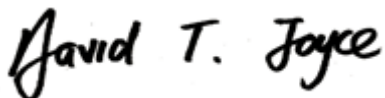
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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



David Joyce
Director of Regeneration and Planning