

Mr Rupert Evelegh
Evelegh Designs
38 Northwood Road
London
N6 5TP

Application Ref: **2017/2887/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

27 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
12 North End
London
NW3 7HL

Proposal:

Erection of a single storey first floor extension over existing garage for ancillary residential accommodation.

Drawing Nos: GA 02/A, GA 03, SV 00, SV 01/B, SV 02/A, SV 03 and Planning Statement dated 19th May 2017.

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans GA 02/A, GA 03, SV 00, SV 01/B, SV 02/A, SV 03 and Planning Statement dated 19th May 2017.

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

Informative(s):

- 1 Reasons for granting permission.

The host building is a detached property located within the Hampstead Conservation Area. Planning consent is sought for the erection of an infill extension at first floor level, which would infill the majority of the step in the building at first floor level. There is little uniformity in the general design and appearance of the neighbouring buildings. As such, the host building is not characteristic in terms of its design and appearance within the conservation area. The first floor extension would be of a modest nature that would not detract from the overall form of the host building. As such, the proposal would not detract from the appearance of the host building nor the wider Hampstead Conservation Area.

The proposed first floor extension would project outwards towards the front elevation and would be setback behind the original building line. The proposed first floor extension would measure approximately 3.9 to 2.1m deep, 2.0m wide and 3.4 m high, which would be within the same footprint and would have a 0.4m set-back from the roof eaves of the host building. The height of the new roof would be set below the existing pitched roof by approximately 0.9m.

The first floor extension would be contrary to planning guidance, this is mainly due to not being a full storey below the roof eaves. However, given the appropriate set back, detailed design and the lack of uniformity with the neighbouring properties the proposal would be acceptable in this instance. The extension would be constructed on top of the existing garage at ground floor level and would be designed to replicate the existing first floor extension which it adjoins. Notwithstanding this, the roof profile would be the same along with the proposed materials to be used. The proposed window to the front elevation would also be sympathetic to the decorated white timber painted windows which replicates the existing windows, which is welcomed.

The extension would have a slight setback from the neighbouring property which contains a west-facing window to the flank elevation at roof level. No 10 North End also benefits from a series of windows all along the principal elevation and to the

flank (east) elevation. It is acknowledged a neighbouring window that faces the west elevation would be impacted upon, this would be limited and by no means detrimental in terms of outlook to the occupiers. The proposed extension would not cause significant harm in terms of daylight/sunlight to neighbouring occupiers due to the height of the host building and the location of the existing windows within the neighbouring property. The proposal, by virtue of its limited fenestration would not result in a further loss of privacy.

Objections were received from No.10 North End that were addressed separately prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4, D1 and D2 of the Camden Local Plan 2017 and policies in the London Plan March 2016 and relevant paragraphs of the National Policy Framework.

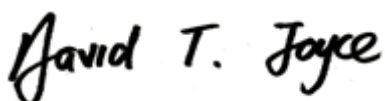
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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