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Application Ref: **2017/4347/P**  
Please ask for: **Ben Farrant**  
Telephone: 020 7974

28 September 2017

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 5**  
**91 Greencroft Gardens**  
**London**  
**NW6 3PG**

Proposal: First floor rear extension to replace existing conservatory and terrace

Drawing Nos: GG91.os, GG91.ga11\_Rev.A, GG91.ga12 & GG91.ga13\_Rev.A

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 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 GG91.os, GG91.ga11\_Rev.A, GG91.ga12 & GG91.ga13\_Rev.A.

Reason:

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

Informatives:

- 1 Reasons for granting permission.

Proposed is a first floor rear extension to replace the existing conservatory and terrace.

The addition has been appropriately designed, with a lead finish to the walls and the flank sitting on the existing side wall. The addition is considered to be of an acceptable siting, scale and design, being discretely positioned to the rear with a design which ensures its subservience. Given the nature of the extension to the rear it would not be immediately visible or prominent within the streetscene. Whilst it may be partially publically visible given the separation distance to no.89, given the appropriate design, it is considered not to cause undue harm to the character and appearance of the property or to these views. Given the above the proposed development is of a modest scale, commensurate and sympathetic design, and an appropriate visiting, and is therefore considered to be acceptable.

Whilst the host property is within the South Hampstead Conservation Area and is listed as a 'Positive Contributor' within the South Hampstead Conservation Area Character Appraisal and Management Strategy, it is considered not to cause harm to the character, appearance or historic interest of the area. There are no nearby listed buildings which would be affected by the proposal.

The proposed alteration would replace the existing rear terrace to the property, allowing access to the same depth as the existing arrangement. The proposal would not therefore result in any additional level of overlooking above that which could be achieved at present. This coupled with the siting, scale and design of the proposal, ensure the development would not result in undue harm to neighbouring amenity.

No comments were received in relation to this scheme following public consultation. The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies D1, D2 & A1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

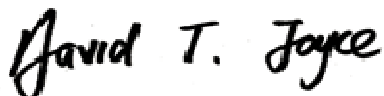
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 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).

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