

Ms Georgina Turvey
Peek Architecture Ltd
Second Floor, Noland House
12-13 Poland Street
London
W1F 8QB

Application Ref: **2017/4378/P**
Please ask for: **Ben Farrant**
Telephone: 020 7974

2 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
30 Heath Hurst Road
London
NW3 2RX

Proposal:
Single storey side/rear infill extension; single storey rear extension; side infill to first and second floor recess; installation of rooflight to rear roofslope and replacement railings to existing roof terrace of dwelling house (class C3).

Drawing Nos: P873-EX00, P873-EX01, P873-EX02, P873-EX03, P873-EX04, P873-EX05, P873-EX07, P873-PL101_Rev.A, P873-PL102_Rev.A, P873-PL103_Rev.A, P873-PL104, P873-PL105_Rev.A, P873-PL107_Rev.A & P873-PL108

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: P873-EX00, P873-EX01, P873-EX02, P873-EX03, P873-EX04, P873-EX05, P873-EX07, P873-PL101_Rev.A, P873-PL102_Rev.A, P873-PL103_Rev.A, P873-PL104, P873-PL105_Rev.A, P873-PL107_Rev.A & P873-PL108.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

Proposed is a single storey mono-pitched extension to the side of the original outrigger, and a single storey flat roofed rear extension. It is also proposed to infill a small section to the side of the original outrigger at ground and first floor, and to replace the existing railings to the roof terrace above the outrigger with a similar balustrade.

The proposed additions would be of an acceptable siting, scale and design, being commensurate with the host property and clearly subordinate to it with a lightweight structure. The alterations would not result in undue harm to the character, appearance, or historic interest of the property. By reason of their siting to the rear of the house, they would not be immediately visible in public views, and would not impact on the character and appearance of the streetscene. Given their rear siting, the additions would also not impact on the historic interest of the Hampstead Conservation Area within which this property is allocated as a 'positive contributor' by the Hampstead Conservation Area Statement. There are no nearby listed buildings which would be affected by the proposal.

Given the single storey nature of the extensions, modest nature of the infill addition, and replacement balustrade to the existing roof terrace, the proposed alterations would not result in undue harm to neighbouring amenity.

No comments were received in relation to this scheme following public consultation. The Hampstead Conservation Area Advisory Committee responded making no objections to the scheme. 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.

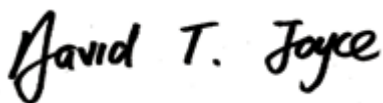
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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