

Natalia Eddy  
Unit 1, Primrose Mews  
Sharpleshall Street  
London NW1 8YW

Application Ref: **2017/2861/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

11 October 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 1**  
**96 Greencroft Gardens**  
**LONDON**  
**NW6 3PH**

Proposal:

Erection of a ground floor rear extension to ground floor flat.

Drawing Nos: Site location plan, P00, E01, E02, E03, 277-DWG-100, 277-DWG-101, 277-DWG-110, 277-DWG-120.

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 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:

Site location plan, P00, E01, E02, E03, 277-DWG-100, 277-DWG-101, 277-DWG-110, 277-DWG-120.

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

Informative(s):

- 1 Reasons for granting.

The proposal is for the erection of a single storey rear extension. Revised plans were submitted to reduce the size and change the detailed design of the extension.

The property is identified as a positive contributor and is located within the South Hampstead Conservation Area, which is characterised by substantial residential properties dating from the late Victorian era, many of which, including the subject property, have historically been divided into flats.

The proposed rear extensions would be in two parts; One part would include the removal and partial demolition of the existing rear modern bay window projection. The principle of the loss of the bay windows on the rear elevation is considered acceptable as they are modern additions to the building. The new replacement extension would be a flat roofed brick and render extension that would increase beyond the line of the existing bays by 1.1 metres in depth (approximately 5.8 metres depth in total beyond the main building) and would be of similar height. This part of the extension would be constructed of a rendered wall with brick detailing and timber framed doors and windows.

The other part is the infill extension, this would be predominantly glazed with aluminium rear doors and a glazed roof to resemble a conservatory. The proposal has been revised to reduce the depth of the extension to approximately 4 metres in depth beyond the main wall of the host property. Both elements of the extensions would ultimately result in an extension that extends across the whole width of the building. This resembles similar extensions that have been approved on this part of the terrace. As such, the size and design would respect the character, proportions, scale and appearance of the host building, the pair of which it forms a part and the character and appearance of the South Hampstead Conservation Area.

The two adjoining neighbours include no.98 to the west and no.94 to the east. The extension would project up to the boundary with no.94. and would be 2.8 metres at its highest and would measure approximately 4 metres in depth. The ground floor rear window in no. 98 would be located approximately 2.3 metres away from the extension and is at a higher level due to the neighbouring building being on a higher sloping gradient than the application site. It is considered that these windows, due to the topography of the site and separation distance would be unaffected by the extension in terms of loss of light and outlook. The proposal would not be likely to raise significant amenity issues in terms of loss of daylight, overlook and privacy. Thus, it is in accordance with the policy A1.

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

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 listed buildings and Conservation Area Act 1990 as amended by the enterprise and Regulatory Reform Act (ERR) 2013.

The proposed extension would not have detrimental impact on the character, and appearance of the host building, the adjoining semi-detached property of which it forms a pair, and is sympathetic to the character and appearance of the South Hampstead Conservation Area. The proposal would therefore be in accordance with to policies A1, D1 and D2 of Camden Local Plan 2017, the London Plan 2016 and the NPPF 2012.

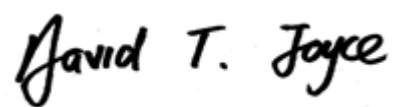
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning