

Mr Alexander Rakita
AR Architecture Ltd
Old Hampstead Town Hall
213 Haverstock Hill
London
NW3 4QP

Application Ref: **2017/4652/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

10 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flats 1 & 2
3 Akenside Road
London
NW3 5BS

Proposal:

Erection of single storey rear extension to ground floor flat with roof terrace enclosed by balustrades above for use by first floor flat; installation of 1 x new ground floor side window.

Drawing Nos: A-1.100.000 Rev. R0; A-1.200.100 Rev. R0; A-1.200.101 Rev. R0; A-1.200.200 Rev. R0; A-1.200.300 Rev. R0; A-3.090.100 Rev. R0; 3.200.101 Rev. P1; 3.200.102 Rev. P2; 3.200.200 Rev. P2; 3.200.300 Rev. P1; Trees Survey Ref. 17238/A1_AIA (prepared by Indigo Surveys Ltd, dated August 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 policies 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 A-1.100.000 Rev. R0; A-1.200.100 Rev. R0; A-1.200.101 Rev. R0; A-1.200.200 Rev. R0; A-1.200.300 Rev. R0; A-3.090.100 Rev. R0; 3.200.101 Rev. P1; 3.200.102 Rev. P2; 3.200.200 Rev. P2; 3.200.300 Rev. P1; Trees Survey Ref. 17238/A1_AIA (prepared by Indigo Surveys Ltd, dated August 2017).

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

- 4 Only the area specifically shown on the plans hereby approved as an external terrace/balcony shall be used for such purposes; and no other flat roofed areas shall be used at any time as amenity space, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policies G1 and A1 of the Camden Local Plan 2017.

- 5 Prior to the commencement of any works on site, the tree protection measures demonstrating how trees to be retained shall be protected during construction work detailed in the arboricultural report ref. 17238/A1_AIA dated August 2017 and tree protection plan ref. 17238/TPP/01 dated 04/08/2017 shall be installed and adhered to for the duration of works on site. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in relation to design, demolition and construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed rear extension would be full width (11.2m) and would be stepped with a depth of 4.5m along the boundary with No. 2 Akenside Road, with a projecting wing extending to a depth of 6.6m at a distance of 6.4m away from this boundary. The projecting wing would have a height of 3.9m to the eaves rising to a height of 4.3m to the top of the pitched roof, and the main body of the extension would have a flat roof with a height of 4.2m to the top of the front and side parapets. The proposal includes the use of part of the flat roof of the extension as a terrace for the first floor flat Flat 2, enclosed by a balustrade of black painted metal railings to match the existing.

Planning permission for the erection of a single storey rear extension with the same dimensions as the current proposal was previously granted under application ref. 2015/1207/P on 22/06/2016. This planning permission was granted in conjunction with an application for the erection of a single storey rear extension at No. 2 Akenside Road, which was granted planning permission under application ref. 2015/0581 on 12/09/2016. Nos. 2 and 3 Akenside Road are a semi-detached pair, and the approved extensions at both properties were symmetrical in terms of both dimensions and detailed design.

The current proposal differs from the extant permission in that the projecting wing would extend 0.8m forward of the approved rear building line and would be stepped in by 0.6m along the south-eastern elevation; and the proposed rear openings would be increased in height by 0.5m to match the height of the as-built rear openings at No. 2.

The proposed increase in depth of the existing projecting wing is considered to be a modest extension and is considered acceptable, particularly given that planning permission was previously granted for an increase in depth of this wing by 3.2m under application ref. 2014/1925/P on 02/04/2014. The proposed extension would not be visible from the public realm, and would remain subordinate to the host building in terms of form and scale, and would allow for the retention of a generously sized garden. Overall, the proposed rear extensions are considered to be appropriately scaled, sympathetically designed and to help reunite the pair of semi-detached dwellings.

Following negotiation, the proposal has been amended to retain the pitched roof above the projecting wing, to remove the proposed rooflights to the flat roof of the extension, and to separate the rear glazing into two distinct openings broken up with glazing bars. Although the proposed glazing would be of a contemporary style with slim-line aluminium framing, it is considered that the overall design would respect and preserve the design and proportions of the original building and retain the balanced design of the semi-detached pair, and preserve the character and appearance of the Fitzjohns Netherhall Conservation Area.

The proposal also includes the installation of a new timber framed window into the flank elevation at ground floor level. This would match the existing side windows in terms of size and positioning, and is considered acceptable in design terms. As this window would be set forward of the front building line of No. 4 Akenside Road and would enlarge an existing window, it would not result in a loss of privacy through overlooking to the occupiers of No. 4.

Given the separation distance of 2.5m between the proposed extension and the flank elevation of No. 4 Akenside Road, and as the proposed extension would adjoin an existing extension at the same height and depth at No. 2 Akenside Road, it is considered that the proposal would not have a detrimental impact on the residential amenities of the neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy.

- 2 The proposed roof terrace above the extension at first floor level would replace an existing terrace and would have a separation distance of 1.7m between the edge of the proposed terrace and the closest upper floor window at No. 2. Given this separation distance, it is not considered that the proposed terrace would facilitate views into any habitable rooms at No. 2. Although the proposal would facilitate views into the flank window of No. 4, this window serves a stairwell only, therefore the proposal would not result in a loss of privacy to neighbouring occupiers.

The Council's Tree Officer has assessed the submitted arboricultural statement and tree protection plan and has confirmed that they are considered sufficient to demonstrate that the trees to be retained on site would be adequately protected throughout the proposed development. The proposals are supported from an arboricultural perspective and no further tree protection details are required to be submitted.

No objections were received prior to making this decision. The planning history of the site and surrounding area were 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 Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies G1, A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2012.

- 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).
- 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 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

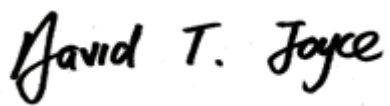
website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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 style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning