

Aikaterini Spetsiou
59 Sherwood Avenue
London
SW16 5EN
United Kingdom

Application Ref: **2017/4794/P**
Please ask for: **Nastassja Lazarus**
Telephone: 020 7974

17 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
1 Lutton Terrace
LONDON
NW3 1HB

Proposal:
Erection of a rear extension at lower-ground floor level, after the demolition of an existing utility room and conservatory to the rear at lower-ground floor level.

Drawing Nos: (003_P_): 200 Rev A, 201 Rev A, 211, 400, 510 and 512.

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 (003_P_): 200 Rev A, 201 Rev A, 211, 400, 510 and 512.

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

- 4 A Construction Management Statement outlining how construction work will be carried out and how this work will be serviced shall be submitted to and approved by the Council before development commences. The development shall not be carried out otherwise than in accordance with the statement thus approved.

Reason: To protect the local transport network and the amenity of pedestrians and other road users in accordance with the requirements of policies G1, T4 and A1 of the Camden Local Plan 2017.

Informative(s):

- 1 The proposed rear extension at lower-ground floor level, following demolition of an existing utility room and conservatory is considered to be acceptable. Although slightly larger than the existing extension the proposal would be of an appropriate bulk and mass. The extension would be screened behind the bulk of the host dwelling, and would not be visible from the street.

The design of the rear extension would be contemporary in nature, due to the use of lightweight and quality materials and hence a sympathetic addition to the host building. The frame of the extension would be constructed from metal and contain glazed roofing panels. The rear opening would be glazed, aluminium framed bi-fold doors. The boundary walls would be built-up in matching stock brick.

It is therefore considered that the proposed extension is of an appropriate design, bulk and mass and would be in keeping with the character and appearance of the host building, surrounding dwellings and the Hampstead conservation area.

The proposed rear would be deeper and higher on the boundary to No. 2 than the existing extension, however the cumulative impact of the increased bulk and mass is not considered to result in detrimental impacts to No. 2 in terms of outlook, daylight, sunlight and privacy.

The rear extension would not result in detrimental amenity impacts to rear adjoining occupiers at No. 1 and No. 2 Murray Terrace as the ground level of these neighbours is significantly lower than that at No. 1 Lutton.

Due to the small nature of the plot and the restricted access to a road frontage at 1 Luton Terrace, Transport Officers advise that details of a Construction Management Statement (CMS) would be required. A CMS would need to be submitted to Council detailing aspects such as how materials would be carried on and off the site, vehicle loading/unloading locations, the size and type of vehicles (due to the narrow width of streets) and where materials etc. would be stored.

Camden's Transport Officers have considered the proposal to be broadly acceptable and will require further details of contractors, which can be secured by condition. In light of the above, it is recommended that a Construction Management Statement be secured via a condition.

No objections have been received. The sites planning history and relevant appeal decisions were also taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, it is considered that the proposed rear extension would not significantly detract from the character and appearance of the Hampstead conservation area. The proposal would be in general accordance with policies A1, D1, D2, G1 and T4 of the London Borough of Camden Local Plan 2017, as well as the London Plan 2016 and NPPF 2012.

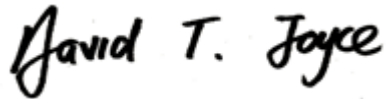
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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 'D' and 'J'.

David Joyce
Director of Regeneration and Planning