

Mr Mark Trebilcock  
Mark Trebilcock RIBA  
Chapel Farm  
Woodbridge Road  
BREDFIELD  
IP13 6AW

Application Ref: **2017/3205/P**  
Please ask for: **Leela Muthoora**  
Telephone: 020 7974 **2506**

7 December 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**3 Heath Villas  
Vale of Health  
LONDON  
NW3 1AW**

Proposal:  
Erection of a two storey rear extension to the existing dwelling house (Class C3).

Drawing Nos: Design & Access Statement (305.01.) 01, 10, 11, 12, 13, (305.02.)10C, 11D, 12C, 13, 14D, 15C, 16A, 17.

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 Design & Access Statement (305.01.) 01, 10, 11, 12, 13, (305.02.)10C, 11D, 12C, 13, 14D, 15C, 16A, 17.

Reason:

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

- 4 The windows to the side elevation shown on drawing 305.02.16 RevA shall be non-opening and fitted with obscure glazing and shall be permanently retained and maintained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 (managing the impact of development) of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The proposed two-storey rear extension consisting of a lower ground floor and part-width rear extension at upper ground floor level is considered to be subordinate in scale and location to the four-storey plus attic host building. The proposal respects the original design and proportions of the building and preserves the character and setting of neighbouring buildings. The site sits within a terrace that have a variety of rear extensions from glazed single storey, and two storey rear extensions. There is no uniform pattern of development to the rear of the terrace, which would be affected by the implementation of this scheme. The lower ground floor extension would sit behind substantial boundary walls, which limit its visibility from the neighbouring properties and wider Hampstead Conservation Area, in particular from the view from Hampstead Heath to the rear of the site, and would have limited visibility and minimal impact on the character and appearance of the Hampstead Conservation Area.

Following officer advice, the part width extension at the rear upper floor level has been reduced in size and amended in design from fully glazed to a solid structure that closely matches the height and depth of the addition at the adjoining neighbouring property. The window has been amended to include a traditional style window that is more sympathetic to the host property and matches the shape, size and glazing patterns.

Whilst all development has some impact, given that the proposed extension would

be of a similar depth to those approved at the neighbouring properties at 4, 6 and 9 Heath Villas. The proposal would be set back from the boundary and it is not considered that the proposed extension would harm the amenity of neighbouring occupiers in terms of loss of natural light, light spill or loss of privacy or outlook. Due to the position and height of the window on the side elevation, this will be non-opening and obscure glazed, to mitigate any impact of overlooking and loss of privacy to the neighbours.

No objections have been received prior to making this decision and the site's planning and relevant enforcement history 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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

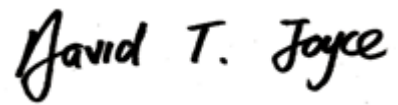
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

David Joyce  
Director of Regeneration and Planning