

Mr Hugh Tuffley  
Hugh Tuffley Architects  
134A Haverstock Hill  
London  
NW3 2AY

Application Ref: **2017/6576/P**  
Please ask for: **Sofie Fieldsend**  
Telephone: 020 7974

22 January 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**12 Village Close**  
**London**  
**NW3 5AH**

Proposal:

Erection of rear single storey extension. Garage conversion involving the replacement of the garage door with new windows. Replacement front/rear windows and alterations to the external cladding.

Drawing Nos: 1205-P-000, 1205-P-001 Rev.A, 1205-P-002 Rev.A, 1205-P-003, 1205-P-101 Rev.B, 1205-P-102 Rev.B, 1205-P-103 Rev.B and 1205-P-104.

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: 1205-P-000, 1205-P-001 Rev.A, 1205-P-002 Rev.A, 1205-P-003, 1205-P-101 Rev.B, 1205-P-102 Rev.B, 1205-P-103 Rev.B and 1205-P-104.

Reason:

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

- 4 The flat roof of the single storey rear extensions hereby approved shall not 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 policy A1 of the Camden Local Plan 2017.

- 5 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
  - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The rear extension is of modest scale and design and would appear as a subordinate addition to the dwelling. The proposed green roof is considered to help the development's sustainability. The application property is not listed or situated

within a conservation area; however the Belsize Park Conservation Area abuts the site to the South. Due to the scale and location as well as the lack of public views and limited private views afforded to the rear of the site at ground floor level, the proposed extension is not considered to impact upon the setting of the adjacent conservation area.

The proposal for the conversion of the garage into a study including the replacement of the garage door with two new metal framed windows is considered acceptable in design and appearance. There is no impact on the street parking, due to space being retained within the front garden.

The existing white painted steel single glazed windows on the front and rear elevation will be replaced with double glazed metal windows and a set of sliding glazed doors painted white. The proposal includes the installation of additional timber cladding to the rear elevation, it is noted that the rear elevations of this row of terrace houses no longer has a uniformity in terms of the external cladding.

It is considered that the proposed rear extension, garage conversion, replacement windows and cladding in terms of their siting, scale and design would not cause harm to the character of the host property or the surrounding area.

Due to its limited depth (1.7m), its siting, the existing rear boundary treatment as well as the orientation of the site the proposed rear extension is not considered to cause harm to the amenities of any adjoining occupier in terms of outlook, light or privacy. The alterations to the windows and garage conversion would not harm the amenities of any neighbour by virtue of their scale and siting.

The site's planning history has been taken into account when coming to this decision. No objections were received in relation to the application.

As such, the proposed development is in general accordance with policies A1, A3, G1, CC1, CC2, CC3, D1 and G1 of the Camden Local Plan 2017 as well as the London Plan 2016 and the NPPF 2012.

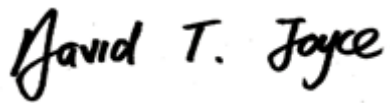
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

David Joyce  
Director of Regeneration and Planning