

Application ref: 2018/0300/P
Contact: Tessa Craig
Tel: 020 7974 6750
Date: 10 April 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Bradley Van Der Straeten Architects
274 Richmond Road Fieldworks,
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London
E8 3QW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
21 Christchurch Hill
London
NW3 1JY

Proposal:

Erection of lower ground floor extension in front lightwell and lower ground floor extension on rear patio with roof terrace above and relocated garden stair access from ground floor.
Drawing Nos: Design & Access Statement dated 12.01.2018, OS map, X-A-G200-P-00, X-A-G200-P-01, X-A-G200-F-E, X-A-G200-R-E, X-A-G200-S-AA, X-A-G200-S-BB, A-G200-P-00, A-G200-P-01, A-G200-F-E, A-G200-R-E, A-G200-S-AA, A-G200-S-BB.

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:
Design & Access Statement dated 12.01.2018, OS map, X-A-G200-P-00, X-A-G200-P-01, X-A-G200-F-E, X-A-G200-R-E, X-A-G200-S-AA, X-A-G200-S-BB, A-G200-P-00, A-G200-P-01, A-G200-F-E, A-G200-R-E, A-G200-S-AA, A-G200-S-BB.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed rear extension is a modest and subordinate addition to be built in brickwork to match the main property and will be in the place of the existing rear projecting balcony. This will be replaced by a new roof terrace with rooflights and a relocated garden staircase swapped to the western side. The front extension at lower ground floor level is a very small addition within the front lightwell. Due to the enclosed location and modest size of both these extensions, these additions would not be widely visible and would have no harmful impact on the character and appearance of the host property, neighbouring ones, streetscene and the Hampstead conservation area. Overall the proposals are considered to be acceptable in terms of design, materials, bulk and size.

The proposed rear extension is not considered harmful in terms of neighbour amenity as it would be hidden behind high boundary walls and its roof terrace would simply replace an existing balcony here. Therefore it would not cause any further loss of light or privacy for neighbours. Similarly, the front extension at lower ground level would not project above ground level and would not cause loss of light.

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 Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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

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 London Plan 2016 and the National Planning Policy Framework 2012.

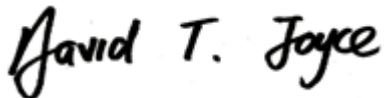
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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 stylized font.

David Joyce
Director of Regeneration and Planning