

Application ref: 2018/1532/P
Contact: Stuart Clapham
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Date: 24 May 2018

Development Management
Regeneration and Planning
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The Thinking Hand Studio
22 Bramley Hill
South Croydon
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CR2 6LT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
32 New End Square
London
NW3 1LS

Proposal: Erection of a single storey rear infill extension. Alterations to the fenestration of the rear elevation at ground and first floor levels. Upgrade of retained windows to double glazing at rear and alterations to front fenestration detail. Alterations to existing rear roof dormer.

Drawing Nos: Existing: 1432/E01 Rev. 01, 1432/E02 Rev. 01, 1432/E03 Rev. 01, 1432/E04 Rev. 01, 1432/E05 Rev. 01, 1432/E06 Rev. 01, 1432/E07 Rev. 01, 1432/E08 Rev. 01, 1432/E09 Rev. 01 (Site Location Plan), 1432/E10 Rev. 01. Proposed: 1432/P01 Rev. 01, 1432/P02 Rev. 01, 1432/P03 Rev. 01, 1432/P04 Rev. 01, 1432/P05 Rev. 01, 1432/P06 Rev. 02, 1432/P07 Rev. 01, 1432/P08 Rev. 01, 1432/P09 Rev. 01. Design and Access Statement.

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 shall be carried out in accordance with the following approved plans: Existing: 1432/E01 Rev. 01, 1432/E02 Rev. 01, 1432/E03 Rev. 01, 1432/E04 Rev. 01, 1432/E05 Rev. 01, 1432/E06 Rev. 01, 1432/E07 Rev. 01, 1432/E08 Rev. 01, 1432/E09 Rev. 01 (Site Location Plan),

1432/E10 Rev. 01. Proposed: 1432/P01 Rev. 01, 1432/P02 Rev. 01, 1432/P03 Rev. 01, 1432/P04 Rev. 01, 1432/P05 Rev. 01, 1432/P06 Rev. 02, 1432/P07 Rev. 01, 1432/P08 Rev. 01, 1432/P09 Rev. 01. Design and Access Statement.

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

- 2 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).

- 3 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.

Informative(s):

- 1 Reasons for granting permission.

The proposed rear infill extension would be 1-1.5m wide and 6.1m deep with a shallow pitched roof. Its massing would be almost identical to that of No.30 (to which the outrigger is conjoined) and as such would reunite the rear elevations of these properties. It would be 2 storeys below the eaves of the host building and 1 below the outrigger and therefore considered secondary to the host building.

Critical steel doors and aluminium rooflights to the new extension are considered acceptable materials for a rear elevation in a conservation area, while the matching brick would ensure that the extension is sympathetic to the host building and existing outrigger. The upgrade of the rear windows to double glazing is considered acceptable considering that the replacements would be timber framed sash windows and that the double glazing is not widely visible from the public realm. The alterations to the fenestration design of the rear dormer are considered in the context of a diversity of large rear roof dormers. They would be minor alterations that would have limited impact on the appearance of the building. To the front elevation, the replacement of current windows with single-glazed sash windows would reunite the front fenestration patterns of Nos. 28-32 which are a trio of positive contributors to the conservation area which are otherwise of identical design. The front rooflights are considered acceptable in their number, size and placement and would not be widely visible on the streetscape on account of the roof pitch.

The proposal would create no new outlooks to the rear. The front rooflights would have an outlook over the street, and not therefore give rise to unacceptable privacy impacts to neighbouring properties. No significant issues of noise or artificial light pollution or impacts on daylight/sunlight are anticipated as a result of this development.

No objections have been received from the consultation. The planning history of the site has been taken into account in making 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 of the 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 development also accords with the Hampstead Conservation Area Statement 2001, the London Plan 2016, and the National Planning Policy Framework 2012.

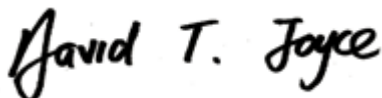
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Director of Regeneration and Planning