

Application ref: 2018/1169/P  
Contact: Ben Farrant  
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Date: 14 June 2018

**Development Management**  
Regeneration and Planning  
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AYH: Hackney  
B13, 3 Bradbury Street  
Dalston  
Hackney  
London  
N16 8JN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Garden Flat**  
**18 Carlingford Road**  
**London**  
**NW3 1RX**

Proposal:  
Erection of single storey rear extension at lower ground floor level

Drawing Nos: 001, 002, 010, 015, 020, 030, 031, 110\_Rev.A, 115\_Rev.A, 120, 130\_Rev.A, 131\_Rev.A & 132\_Rev.A

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 The development hereby permitted shall be carried out in accordance with the

following approved plans: 001, 002, 010, 015, 020, 030, 031, 110\_Rev.A, 115\_Rev.A, 120, 130\_Rev.A, 131\_Rev.A & 132\_Rev.A.

Reason:

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

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

- 1 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).
- 2 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).
- 3 Reasons for granting permission.

Proposed is a single storey rear extension at the lower ground floor level. The addition would have a contemporary appearance with a geometric roof form, large elements of glazing, and a zinc cladding finish.

The host property is sited within the Hampstead Conservation Area, and is noted as a 'positive contributor' within the Hampstead Conservation Area Statement; there are no nearby Listed Buildings which would be impacted as a result of the proposed works.

The proposed addition has been designed to form a modern addition to the

historical property. By reason of its form and material finish it would represent modern addition to the property clearly distinct from main building. Whilst it is acknowledged that the proposal would not be commensurate with the overall design period of the host property, the interesting design and form is considered to be appropriate in this instance. The addition is of an overall acceptable scale and bulk, with the design and material finish creating visual interest. The depth is considered to be acceptable, matching that of the rear extension at nearby no.14 Carlingford Road. Given the siting of the proposal at lower ground floor level, it would not serve to detract from the character, appearance or historic interest of the host property's rear elevation, nor of the group value of the rear of this terrace. It is further acknowledged that by reason of the siting of the addition, it would not be immediately publically visible from the streetscene and would not impact on the overall appearance of the property or terrace when viewed from the street. It is considered that the proposal would serve to preserve the character and appearance of the property and surrounding conservation area.

The proposal is considered to preserve the character and appearance of the conservation area. 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 2013.

It is considered that by reason of the siting, scale and design of the proposed addition, it would not result in undue harm to the residential amenities of neighbouring properties.

No comments were received in relation to this scheme following public consultation. The Hampstead Conservation Area Advisory Committee (CAAC) made no objections to the proposal. The planning history of the site and surrounding area has been considered when determining this application.

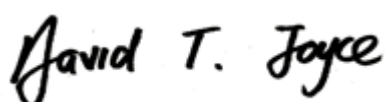
As such, the proposed development is in general accordance with policies D1, D2 & A1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

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

