

Application ref: 2018/2098/P
Contact: Charlotte Meynell
Tel: 020 7974 2598
Date: 17 August 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
www.camden.gov.uk

Marek Wojciechowski Architects
66-68 Margaret Street
London
W1W 8SR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
7 Aberdare Gardens
London
NW6 3AJ

Proposal:

Additions and alterations to include conversion of 2 flats into 1 dwellinghouse; erection of replacement single storey rear extension with first floor roof terrace above enclosed with metal balustrades; installation of 3 x rooflights into main flat roof; replacement of front and rear windows with timber framed replacements and replacement of first floor rear windows with doors; installation of new hard and soft landscaping to front garden and installation of replacement front gate and railings.

Drawing Nos: D_01 Rev. A; D_02 Rev. A; D_03; D_04; D_10 Rev. A; D_11 Rev. A; D_12; D_13; D_20 Rev. A; D_21 Rev. A; E_01; E_02; E_03; E_04; E_10; E_11; E_12; E_13; E_20; E_21; P_00; P_01 Rev. A; P_02 Rev. A; P_03 Rev. A; P_04 Rev. A; P_10 Rev. A; P_11 Rev. A; P_12 Rev. A; P_13 Rev. A; P_20 Rev. A; P_21 Rev. A; Design & Access Statement Rev. A (prepared by Marek Wojciechowski Architects, dated May 2018); Specification for Cleaning and Repointing of Existing Brickwork (prepared by Marek Wojciechowski Architects); Tree Report (prepared by John Cromar's Arboricultural Company Ltd, dated 29/05/2018).

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 D_01 Rev. A; D_02 Rev. A; D_03; D_04; D_10 Rev. A; D_11 Rev. A; D_12; D_13; D_20 Rev. A; D_21 Rev. A; E_01; E_02; E_03; E_04; E_10; E_11; E_12; E_13; E_20; E_21; P_00; P_01 Rev. A; P_02 Rev. A; P_03 Rev. A; P_04 Rev. A; P_10 Rev. A; P_11 Rev. A; P_12 Rev. A; P_13 Rev. A; P_20 Rev. A; P_21 Rev. A; Design & Access Statement Rev. A (prepared by Marek Wojciechowski Architects, dated May 2018); Specification for Cleaning and Repointing of Existing Brickwork (prepared by Marek Wojciechowski Architects); Tree Report (prepared by John Cromar's Arboricultural Company Ltd, dated 29/05/2018).

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

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report, method statement and tree protection plans ref. 1-38-4536 dated 29th May 2018 by John Cromar's Arboricultural Company Limited. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

- 5 Before the relevant part of the work is begun, detailed plans, elevations and specification details of facing materials of the refuse store, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall be carried out in accordance with the details thus approved.

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.

- 6 Only the area specifically shown on the plans hereby approved as an external terrace/balcony shall be used for such purposes; and no other flat roofed of the

development hereby permitted shall be used as a balcony, roof garden or similar amenity area.

Reason: In order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises in accordance with the requirement of policy A1 of the London Borough of Camden Local Plan 2018.

Informative(s):

1 Reasons for granting permission

The proposal consists of the conversion of 2x existing flats to form a 5-bed dwellinghouse. This would result in the net loss of 1x 2-bed residential unit. Policy H3 states that the Council will aim to ensure that existing housing continues to meet the needs of existing and future households by resisting development that would involve the net loss of two or more homes. Given that the conversion would result in the loss of only one unit and would revert the property back to its original use as a single dwellinghouse, the proposal would not be contrary to Policy H3 and is considered acceptable.

The proposal would not result in any additional traffic generation as there would be a reduction in the number of residential units; it would not result in any increased pressure to on-street parking and the existing front driveway would be retained and as such it is considered that a car-free development would not be required in this instance.

The proposed rear extension would be full width and would extend 5.3m in depth from the rear building line, in line with the existing single storey rear conservatory at the adjacent neighbouring property No. 5 Aberdare Gardens. The extension would replace an existing conservatory and extension, which are considered to be unsympathetic additions in terms of design. The proposed flat-roofed extension in matching yellow London stock brick with 5 x timber framed double doors to the rear fenestration is considered to be an appropriate replacement which would remain subordinate to the host building in terms of design, form and scale, and would not detract from the design and proportions of the host building. The proposed extension would not be visible from the public realm, and it is considered that the extension would be consistent with other extensions along this side of Aberdare Gardens. The extension would allow for the retention of a generously sized rear garden.

The proposal includes the use of part of the flat roof of the extension as a terrace enclosed by black painted metal balustrades, and accessed from new rear doors which would replace existing first floor rear windows. This is considered acceptable in both principle and detailed design given the existence of similar first floor terraces along this side of Aberdare Gardens.

The proposed replacement low front wall with black painted metal railings above and matching metal gate are of a traditional appearance, and with the proposed front garden landscaping are considered to improve the appearance of the front of the building and are acceptable. No details of the proposed front bin store have been provided, and so a condition will be added requiring the submission and

approval of detailed drawings and confirmation of the facing materials for the bin store before this is erected.

All replacement front, rear and side windows would be timber framed in the same detailed design as the existing windows. Overall, the proposal would respect and preserve the design and proportions of the host building and the character and appearance of the South Hampstead Conservation Area.

- 2 The proposed extension would be located adjacent to an existing conservatory of the same depth and similar height at No. 5, and as such, it is considered that the proposal would not give rise to any adverse impact on the amenity of neighbouring occupiers in terms of loss of daylight, sunlight or outlook. Given the limited depth of the proposed roof terrace and the separation distance of 2.5m between the edge of the terrace and the centre of the closest first floor window at No. 5, it is not considered that the proposed roof terrace would facilitate views into any habitable rooms at No. 5, and the proposal would therefore not result in a loss of privacy to neighbouring occupiers. A condition will be added to ensure that no flat roofed area other than the proposed roof terrace be used as a roof terrace, in order to protect the amenities of the neighbouring occupiers through preventing loss of privacy from overlooking into habitable rooms.

No trees are proposed to be removed to facilitate the proposed development and no development is proposed within the root protection areas of the trees to be retained. To ensure the protection of trees on site during construction, a tree protection condition would be attached to ensure that the measures referenced in the submitted tree report be adopted prior to commencement of works.

One objection was received prior to making this decision. The planning history of the site and surrounding area were 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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies G1, A1, D1, D2 and H3 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2018.

- 3 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).
- 4 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

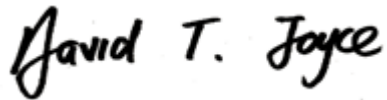
Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS
(Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden
website or seek prior approval under Section 61 of the Act if you anticipate any
difficulty in carrying out construction other than within the hours stated 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 slanted style.

David Joyce
Director of Regeneration and Planning