

Planning Services
London Borough of Camden
5 Pancras Square
London
N1C 4AG

15 July 2018

Dear Sir/Madam,

Town and Country Planning Act 1990 (As Amended)
Householder Planning Application for Proposed Single Storey Infill Rear Extension at Lower Ground Floor Level to Create Larger Rear Garden at Ground Floor Level; Part Single Storey Rear Extension at Ground Floor Level and Associated Works to Include New Rooflights and Various Alterations to the Front and Rear Facades of the Dwelling at No. 10 Christchurch Hill, Hampstead, London, NW3 1LB

I hereby submit a full planning application on behalf of Mr Patrick Lebreton and Mrs Laika Lebreton (the Applicants) to the London Borough of Camden (the Local Planning Authority [LPA]) relating to the above.

This planning application has been submitted electronically via the Planning Portal and comprises a copy of this letter, the completed planning application form and the following planning drawings:

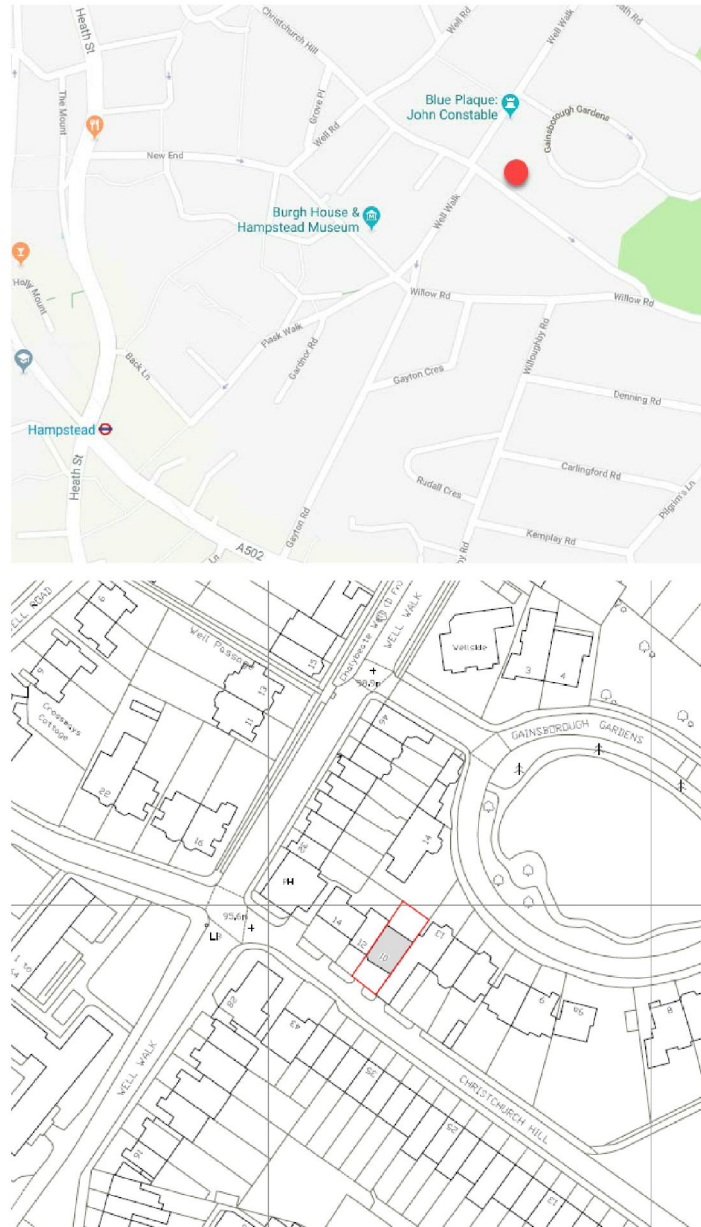
- 10CHR-001 Rev P1 – Site Location Plan
- 10CHR-002 Rev P1 – Block Plan
- 10CHR-003 Rev P1 – Existing Ground Floor / Site Plan
- 10CHR-004 Rev P1 – Existing Lower Ground Floor Plan
- 10CHR-104 Rev P1 – Proposed Lower Ground Floor Plan
- 10CHR-005 Rev P1 – Existing Ground Floor Plan
- 10CHR-105 Rev P1 – Proposed Ground Floor Plan
- 10CHR-006 Rev P1 – Existing First Floor Plan
- 10CHR-106 Rev P1 – Proposed First Floor Plan
- 10CHR-007 Rev P1 – Existing Second Floor Plan
- 10CHR-107 Rev P1 – Proposed Second Floor Plan
- 10CHR-008 Rev P1 – Existing Roof Plan
- 10CHR-108 Rev P1 – Proposed Roof Plan
- 10CHR-030 Rev P1 – Existing South West (Front) Elevation
- 10CHR-300 Rev P1 – Proposed South West (Front) Elevation
- 10CHR-031 Rev P1 – Existing South East (Side) Elevation
- 10CHR-301 Rev P1 – Proposed South East (Side) Elevation
- 10CHR-032 Rev P1 – Existing North East (Rear) Elevation
- 10CHR-302 Rev P1 – Proposed North East (Rear) Elevation
- 10CHR-020 Rev P1 – Existing Section
- 10CHR-200 Rev P1 – Proposed Section
- 3D Visual of Proposed Rear Elevation

The relevant planning application fee of **£206.00** has been paid electronically via the Planning Portal.

The Application Site and Surroundings

As shown in **Figure 1**, the application site is a two-storey dwelling with basement level and is located on the northern side of Christchurch Hill. It is within the Hampstead Conservation Area.

Figure 1 – Site Location and Context





Front elevation



Rear Elevation



Rear Garden - ground floor terrace with view of basement level terrace

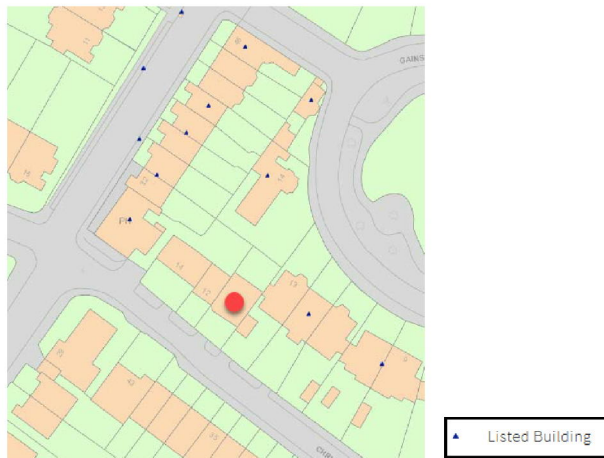


View from Basement Level looking out onto rear garden

Relevant Planning Policies and Designations

As shown in **Figure 2**, it is noted that whilst the application site is not a Listed Building, it is within close proximity to the Grade II Listed Buildings known as '11, 12 and 13 Gainsborough Gardens' to the east of the site.

Figure 2 – Listed Building Map



In terms of the Policies Map of the adopted Camden Local Plan (2017) (see **Figure 3**), the site is designated within the Conservation Area and also appears to be on the border of an Archaeological Priority Area.

Figure 3 – Extract of Policies Map (2017)



Relevant Planning History

As shown in **Table 1**, it is of particular note that the application site was previously granted planning permission for rear extension to the basement level on 20 May 2011 (i.e. LPA Ref. 2011/1800/P).

Table 1 – Relevant Planning History

Ref No.	Description of Development	Decision	Date of Decision
2014/2116/P	Erection of 3 storey plus basement house with rear addition at first floor level and mansard roof extension following partial demolition of existing external envelope.	Refused	15/01/2015 Subsequently dismissed at appeal (Ref. APP/X5210/W/15/3009553) on 24/11/2015.
2012/0891/P	Retrospective planning permission for new front garden wall with railings; new railings around the perimeter of the front lightwell; a new bin store to the front garden; timber cladding to existing north-western side boundary wall; replacement of existing planter box; and new external lighting to the front garden (Class C3).	Granted	23/02/2012

Ref No.	Description of Development	Decision	Date of Decision
2011/1800/P	Extension and alterations including rear extension at basement level with patio, inset pavement rooflight and raised glazed roof lantern structure above, replacement of window on rear elevation at ground floor level with French door and replacement rear dormer window with French door with inset Juliette balcony, installation of rear rooflight and the retention of bin store in front garden.	Granted	20/05/2011
PWX0103299	Erection of two-storey rear extension at basement and ground floor levels, replacement rooflight to west (side), roof slope, installation of one new rooflight to each of the south (front) and north (rear) roof slopes.	Granted	07/09/2001
8500237	Erection of two-storey and basement house.	Granted	04/06/1985

Proposed Development and Planning Considerations

The proposed development comprises of the following:

Basement Level

- **Erection of a single storey rear extension measuring approximately 4m in length by 7.5m wide (i.e. full width of the dwelling) and 3m high. This will create a private rear garden at ground floor level.**

Our comments: the principle of the basement rear extension was previously accepted by the LPA and was granted planning permission in 2011 (LPA Ref. 2011/1800/P). The proposed extension would be well screened and therefore would not be detrimental to the amenity and character of the surrounding area. In addition, the loss of the rear garden space at basement level is to be re-provided at ground floor level.

Ground Floor

- **Proposed part single storey rear extension close to the western boundary of the site to create a staircase leading to the basement level and the structure would have a depth of approximately 2.75m by 2.1m wide by 3m high. There will also be 2 no. of external square-shaped walk-on glass flooring to provide daylight/sunlight to the basement level. In addition, alteration of fenestration of rear elevation to provide larger glazed openings.**

Our comments: the proposed extension seeks to predominantly regularise the rear building line (to include partial demolition to the existing rear projection close to eastern boundary), albeit there will be a rear projection of circa 2.75m close to the western boundary of the site to create a staircase to the basement level. Overall the rear extension works are considered relatively minor that would be well screened by the existing boundary wall and vegetation and being similar in height of the boundary wall with No. 12. In addition, the new fenestration style with larger glazed openings is considered in keeping with the main dwelling and would not cause loss of privacy or outlook to occupiers of neighbouring properties due to its location.



First Floor and Roof Level

- **Proposed replacement of first floor windows to rear elevation with new powder coated double glazed hinged doors and Juliet balcony. Replacement rooflights at roof level to include one additional rooflight.**

Our comments: the principle of a new set of doors and Juliet balcony was already accepted by the LPA in the 2011 planning permission (LPA Ref. 2011/1800/P) and that it would not cause unacceptable loss of privacy to occupiers of neighbouring properties. The style of fenestration is considered to be in keeping with the main dwelling and would not detract from the character of the area. The replacement rooflights and addition of one extra rooflight are considered minimal and again, would not detract from the character of the surrounding area.

Conclusion

In light of the above, the proposed development is considered to accord with all relevant planning policies and have been designed to be considerate to the surrounding area in terms of visual amenity and character.

Should you have any queries, please do not hesitate to contact me.

Yours faithfully,

Benjamin Cheung BSc(Hons), DipTP, MRTPI

Chartered Town Planner / Independent Planning Consultant

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