

Application ref: 2018/3549/P  
Contact: Thomas Sild  
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Date: 2 October 2018

**Development Management**  
Regeneration and Planning  
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Stephen Arnold Architects  
Flat 3  
128 Lion Lane  
Haslemere  
GU27 1JH

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**7A Denning Road**  
**London**  
**NW3 1ST**

**Proposal:**

Variation to Condition 3 (Approved drawings) of planning permission 2018/0118/P granted 30/04/2018 by way of an additional rear infill extension and amendments to proposed rear fenestration.

**Drawing Nos:**

**SUPERSEDED:**

(4022-GA-) 005-B, 006-B, 007-B, 008-B, 009-A, 010-B, 011-B, 012-A, 013-B, 014-B, 015-B, 016.

**REVISED:**

DR/18/LOC, DR/18/1, DR/18/2, DR/18/3, DR/18/4, DR/18/5, DR/18/6

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 the original permission (30 April 2018).

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 policy 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: Siteplan, (4022-GA-) 002-C, 003-C, 004-B, DR/18/LOC, DR/18/1, DR/18/2, DR/18/3, DR/18/4, DR/18/5, DR/18/6

Reason:

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

Informative(s):

- 1 Reasons for granting permission

This application seeks to vary the approved design of the extension granted by planning permission 2018/0118/P. The revised design would infill an area measuring 1.5m deep by 2.2m (max) wide, previously proposed to remain as a courtyard within the side return at the rear face of the house.

The revised proposal would retain the fenestration as existing on the rear of the closet wing, which is considered to better preserve the building's character.

The proposed rear extension would be at lower ground floor level only and set back from the closet wing rear building line by 600mm. As such it is considered that the rear infill extension would appear subordinate to the host building.

The proposed extension is faced in painted brick to match the remainder of the lower ground floor. As the proposed extension would be single storey and located at lower ground floor level only, entirely at the rear of the building it is not considered to result in harm to the visual appearance of the terrace or the surrounding conservation area. There would be very limited views of the extension from surrounding buildings.

The application site is lower than the adjoining neighbour no. 5 Denning Road. The boundary wall would increase in height by 1.4m as a consequence of the extension to form a 2.1m boundary height measured from the ground level of no. 5. This would not be considered to give rise to an unacceptable loss of light to the occupiers of the lower ground floor flat at no. 5 which itself has a single

storey rear extension set away from the boundary wall. Due to the orientation of the site and the proposed extension being single storey and adjacent to the existing three storey closet wing there would be no unacceptable overshadowing for no. 5 Denning Road. It is therefore considered that a Daylight and Sunlight Report is not required with the application. The three proposed roof lights are of modest scale. The glazed area of the largest rooflight, closest to the rear of the building is 0.9m x 0.9m. Given the existence of side facing glazed doors within the side return, the replacement with the proposed proportioned rooflights would on balance not lead to an unacceptable increase in light spill to adjacent windows.

Given the extension is situated entirely within the side return alongside the boundary with no. 5 and will not exceed the depth of the closet wing, there would be no amenity impact to no. 9 Denning Road.

The planning history of the site has been taken into account when coming to this decision. 1 objection has been received and duly taken into account.

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.

The proposal is in general accordance with policies D1, D2, A1 of the Camden Local Plan 2017; and Policies DH1, DH2 of the Hampstead Neighbourhood Plan. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework.

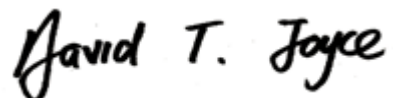
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

David Joyce  
Director of Regeneration and Planning