

Application ref: 2018/3673/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 3 October 2018

Development Management
Regeneration and Planning
London Borough of Camden
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London
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Jonathan Dunn Architects Ltd.
Unit 8, Cloisters House
8 Battersea Park Road
London
SW8 4BG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
32 Fairhazel Gardens
London
NW6 3SJ

Proposal: Erection of single storey rear extension

Drawing Nos: 01217-A00-000, 01217-A00-001, 01217-A01-000, 01217-A02-000, 01217-A02-001, 01217-A02-100-A (Proposed Ground Floor Plan), 01217-A02-100-A (Proposed Section), 01217-A02-101-A, 01217-A02-102-A, 01217-A03-000 & 01217-A03-100

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 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: 01217-A00-000, 01217-A00-001, 01217-A01-000, 01217-A02-000, 01217-A02-001, 01217-A02-100-A (Proposed Ground Floor Plan), 01217-A02-100-A (Proposed Section), 01217-A02-101-A, 01217-A02-102-A, 01217-A03-000 & 01217-A03-100.

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

- 4 The flat roof of the rear extension hereby permitted shall not be used as a balcony, roof terrace or similar amenity space in perpetuity.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1of 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.

The application site comprises a four storey mid-terraced property which has been subdivided into flats. The property is within the South Hampstead conservation area and is noted as a positive contributor. It is not a listed building and there are no nearby listed buildings.

The proposed single storey rear extension has been amended since its original submission, reducing from a proposed depth of 4m, to 3.5m, with a height of

2.68m on the boundary with a zinc flat roof, it would stretch the full width of the property.

The proposed addition would be of an acceptable siting, scale and design, being commensurate with the host property and clearly subordinate to it. The alteration would not result in harm to the character or appearance of the property and by reason of its siting to the rear of the house at lower ground floor level, would not be immediately prominent in public views. The extension would be constructed in sympathetic materials to the host building comprising matching brickwork which would continue the finish of the rest of the property. The proposal would not result in harm to the character, appearance or historic interest of the conservation area and is on this basis deemed to be acceptable.

It is noted that the proposal would result in the loss of some planting/vegetation; reviewing the site however this consists of low level plants/hedging rather than semi-mature/mature trees. Given the scale of the remaining garden and planting area following the proposed development, coupled with the nature of the removed vegetation, this is considered to be acceptable.

One objection was received on the grounds of setting a precedent for extensions, changing the garden character of the area, daylight/sunlight impacts, noise as a result of the metal roof during rain, security impacts of the flat roof (allowing access to the upper floor flats), light overspill and potential conversion of the roof into a roof terrace. The proposal would not set a form of precedent for future development, with each case determined on its own planning merits. The development is acceptably scaled consuming less than 50% of the garden area. By reason of the depth and height of the proposed addition, coupled with the existing boundary treatments on site, the proposal would not result in undue harm to the daylight/sunlight of neighbouring properties. The noise impact of rain hitting the roof is not a material planning consideration. Whilst the glazing has some potential for light overspill, given the distance from the main property and design of the proposal, this is considered not to result in undue harm to the residential amenities of neighbouring properties; and any future terrace above the addition would require planning consent. The proposal is also considered to be acceptable in terms of security.

Given the above, the proposal is considered not to result in undue harm to neighbouring amenities.

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.

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

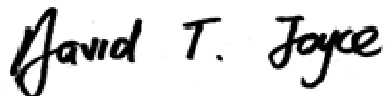
2016, and the National Planning Policy Framework 2018.

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 initial 'D'.

David Joyce
Director of Regeneration and Planning