

Application ref: 2018/1400/P
Contact: Emily Whittredge
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Date: 12 November 2018

Development Management
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The Crawford Partnership
1a The Studio
Muswell Hill
London
N10 3TH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
17 Kemplay Road
London
NW3 1TA

Proposal:

Erection of single storey rear extension to the existing dwelling.
Drawing Nos: 2017/337-101, 2017/337-102, 2018/337-201A, 2018/337-202A,
2018/337-203A, 2018/337-204A, 2018/337-205A, 2018/337-206A, 2018/337-207A,
Project number/208, Design and Access Statement Rev. A, Arboricultural Survey RT-
MME-126117 Rev A, Modular Green Roof System, 03/503, 03/502, Wallbarn
Maintenance Schedule.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 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.

- 2 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).

- 3 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". 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 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 London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved details submitted to discharge condition 3. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

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 London Borough of Camden Local Plan 2017.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans: 2017/337-101, 2017/337-102, 2018/337-201A, 2018/337-202A, 2018/337-203A, 2018/337-204A, 2018/337-205A, 2018/337-206A, 2018/337-207A, Project number/208, Design and Access Statement Rev. A, Arboricultural Survey RT-MME-126117 Rev A, Modular Green Roof System, 03/503, 03/502, Wallbarn Maintenance Schedule.

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

Informative(s):

- 1 Reason for granting permission-

The application seeks to extend the mid-terrace two-storey 1950s dwelling in the former grounds of Rossllyn Chapel within the Hampstead Conservation Area. The terrace of properties of which the application property forms part (nos. 13-21 odds) is defined as making a neutral contribution to the character and appearance of the conservation area.

The solid element of the proposed rear extension is identical to the rear

extension that was granted under a lawful development certificate (ref. 2018/0436/P). There has been no relevant change in legislation or circumstance to suggest this development could not still be carried out, and as such, this aspect of the proposal would have no material impact compared with the development allowed under permitted development rights. The 3m solid extension would not result in a loss of privacy to adjoining occupiers and would not have any greater impact on amenity than a development carried out under PD rights.

The additional glazed bay, by virtue of its scale and lightweight appearance, would not cause harm to the character or appearance of this part of the Hampstead Conservation Area, nor would it adversely affect the setting of the Grade II listed Rosslyn Hill Chapel. The proposed materials and green roof would enhance the immediate area and be sympathetic to the modest design of the terrace. The green roof details have been submitted and are considered acceptable.

A tree report has been submitted with the application and trial pits dug on site. The trial pits are considered adequate to demonstrate that the tree roots will not be damaged by the implementation of the proposal.

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 property has recently been granted permission for a rear dormer under application ref. 2017/5548/P, and this has been taken into account when coming to this decision. No objections were received prior to coming to this decision.

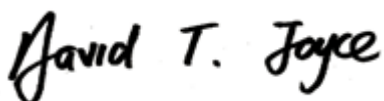
The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1, A2, A3, CC1, CC2, CC3, D1 and D2. The proposed development also accords with Policy DH1 of the Hampstead Neighbourhood Plan 2018-2033, the London Plan 2016, and the National Planning 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 paragraph 38 of the National Planning Policy Framework 2018.

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

