

Application ref: 2018/4700/P
Contact: Sofie Fieldsend
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Date: 21 November 2018

Development Management
Regeneration and Planning
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WEBB ARCHITECTS LIMITED
Studio B, 7 Wellington Road
London
NW10 5LJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
31 Sarre Road
London
NW2 3SN

Proposal: Erection of a single storey side and rear extension and various external alterations including installation of new rear roof lights and removal of chimney from closet wing. Extension of existing rear terrace and replacement front boundary.

Drawing Nos: (Apex) 1235.: 01.01 (-) 01.02 (B); 01.07 (-); 01.08 (-); 01.31 (-); 01.32 (-); 01.36 (-); 02.03 (A); 02.04 (-); 02.31 (-); 02.33 (-); 02.34 (-); 03.01 (A); 03.03 (-); 03.31 (-) and 03.33 (-).

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 of the

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

(Apex) 1235.: 01.01 (-) 01.02 (B); 01.07 (-); 01.08 (-); 01.31 (-); 01.32 (-); 01.36 (-); 02.03 (A); 02:04 (-);02.31 (-); 02.33 (-); 02.34 (-); 03.01 (A); 03.03 (-); 03.31 (-) and 03.33 (-).

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

Informative(s):

- 1 Reasons for granting permission.

The side/rear extension, installation of new rooflights and removal of chimney from the closet wing has already been assessed and granted planning permission under planning ref. 2018/2695/P. These elements remain acceptable in terms of their impact on character and appearance and neighbour amenity and this assessment focuses on the additional elements of the changes to the terrace and front boundary treatment.

The existing rear terrace will be extended in depth by 3m and height by 0.6m due to the garden levels sloping downwards to the rear of the site, it will extend to the rear at the finished floor level of the proposed rear/side extension to allow for level access. Planters are proposed along each of the rear side boundaries to ensure that the terrace is set away from the boundaries. It is noted that an existing lower level terrace extends half the width of the garden and proposal would not alter this existing footprint. It is considered that the proposed terrace and associated steps will appear modest in scale in relation to the host property. It is not considered to detract from the character and appearance of the host property or wider area.

It is acknowledged that immediate neighbouring properties (No.'s 29 and 33 Sarre Road) are already subject to a degree of overlooking to the rear from the existing design and siting of the host property. However it is considered that this increase in scale is minor and unlikely to exacerbate existing amenity issues, it is acceptable in this context. Given the proposed set back from each side boundary and small scale (16sqm) of the proposed terrace, it is not considered that this additional scale, height and siting will not result in loss of privacy, light or overlooking to an extent that would warrant a reason for refusal.

It is noted that Sarre Road is characterised by a diverse range of designs of the front boundaries with brick boundary walls being the most common boundary treatment. The existing front boundary is a 1.1m high wooden fence, this will be replaced by a 0.75m high brick wall with 1.1m high brick piers. It is considered that its replacement will enhance the character and appearance of the host property and the streetscene. Due to its siting, scale and detailed design it is not considered to have an adverse impact on the amenity of any neighbouring property.

Overall the proposals are acceptable and as such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017, policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan (2015), the London Plan 2016, and the National Planning Policy Framework 2018.

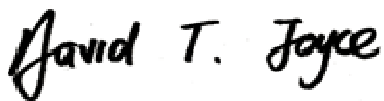
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Director of Regeneration and Planning