

Application ref: 2018/4707/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 21 November 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Heat Island Ltd
Heat Island Ltd Studio 2.1,
Gaunson House, Markfield Road
London
N154QQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1 Ground Floor
63 Aberdare Gardens
London
NW6 3AN

Proposal: Demolition and erection of single storey rear extension

Drawing Nos: 137-001-3E, 137- 110- 3E, 137- 111- 3E, 137- 112- 3E, 137- 210- 3E,
137- 211- 3E, 137- 310- 3E, 137- 110- 3P, 137- 111- 3P, 137- 112- 3P, 137- 210- 3P,
137- 211- 3P and 137- 310- 3P.

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 policies 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:

137-001-3E, 137- 110- 3E, 137- 111- 3E, 137- 112- 3E, 137- 210- 3E, 137- 211- 3E, 137- 310- 3E, 137- 110- 3P, 137- 111- 3P, 137- 112- 3P, 137- 210- 3P, 137- 211- 3P and 137- 310- 3P.

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

Informatives:

- 1 Reasons for granting permission.

The proposal is for the erection of a modern replacement single storey rear extension following the demolition of the existing full width extension. The depth of the extension will increase by 0.2m to match the depth of the adjoining neighbour at No.65 and project 0.2m further than the neighbouring property at No.61. The height will increase marginally by 0.3m. The extension will have a contemporary design with a mix of black timber cladding and brick proposed on the rear elevation and brick to match the existing solely proposed on the exposed side elevation. The rear fenestration will be timber and its design and siting is acceptable.

The proposed rear extension would not be visible from the public realm and it is considered that the proposal would still allow for the retention of a generously sized and usable rear garden. Although the replacement rear extension would involve a slight increase in scale, this would only be slight and as such is acceptable in this instance. It is considered to respect the prevailing pattern of development on this side of Aberdare Gardens. Overall, the proposed replacement rear extension would remain subordinate to the host building in terms of design, form and scale, and would respect and preserve the design and proportions of the host property, streetscene and South Hampstead Conservation Area.

Although the replacement extension would increase in height and depth, it is noted that both neighbouring properties have been subject to large rear extensions. The extension would match the depth of the adjoining neighbour at No.65 and would be shorter than their extension. It will project 0.2m further the rear and 0.3m higher than No.61's extension however given the separation distance and as the new extension will only increase a minor distance beyond and above this neighbouring property it is not considered that it would have a detrimental impact on the residential amenities of the neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy to an extent that would warrant a reason for refusal.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision. Considerable importance and weight has been attached to the harm and 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.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of 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).

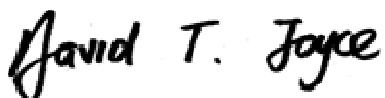
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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