

Application ref: 2018/4888/P  
Contact: Sofie Fieldsend  
Tel: 020 7974 4607  
Date: 6 December 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Drawing and Planning Ltd  
Mercham House  
25-27 The Burroughs  
Hendon  
NW4 4AR

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**Flat 1**  
**3 Carlingford Road**  
**London**  
**NW3 1RY**

Proposal:

Erection of single storey rear extension and excavation of existing raised rear garden

Drawing Nos: CARRO-L001 Rev.A; CARRO-L101 Rev.A; CARRO-P001 Rev.A;  
CARRO-P002 Rev.A; CARRO-P003 Rev.A; CARRO-P101 Rev.A; CARRO-P102  
Rev.A; CARRO-P103 Rev.A; CARRO-E001; CARRO-E002 Rev.A; CARRO-E101;  
CARRO-E102 Rev.A; CARRO-S001 Rev.A; CARRO-S101 Rev.A and Tree survey  
ref.Q10017 by PBA Consulting dated 27th November 2018.

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 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:

CARRO-L001 Rev.A; CARRO-L101 Rev.A; CARRO-P001 Rev.A; CARRO-P002 Rev.A; CARRO-P003 Rev.A; CARRO-P101 Rev.A; CARRO-P102 Rev.A; CARRO-P103 Rev.A; CARRO-E001; CARRO-E002 Rev.A; CARRO-E101; CARRO-E102 Rev.A; CARRO-S001 Rev.A; CARRO-S101 Rev.A and Tree survey ref.Q10017 by PBA Consulting dated 27th November 2018.

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

- 4 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with Tree survey ref.Q10017 by PBA Consulting dated 27th November 2018. 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 A1 and A3 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The proposal is for the erection of a single storey rear extension, which will measure 5.8m wide, 3m deep and stand at a max height of 2.8m. It will be constructed of brick to match the host property with timber fenestration, the proposed design and use of traditional materials is acceptable. There would be limited views of the proposed rear extension from Pilgrim's Lane but its detailed design and modest scale are not considered to detract from the host property. The proposal would still allow for the retention of a reasonably sized and usable rear garden. It is considered to respect the prevailing pattern of development on this side of Carlingford Road. Overall, the proposed 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 character and appearance of the Hampstead Conservation Area.

It is noted that both neighbouring properties have been subject to rear extensions. The extension would not project past the rear building line of No.5

and would project only 0.9m further than No.1. Given the extension's modest scale and design it is not considered that it would have a detrimental impact on the residential amenities of any neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy.

Within the rear garden there is a mature Silver Birch tree which is visible from Pilgrim's Lane. Revised proposed plans were received showing its retention. An arboricultural report was submitted which included details of tree protection fencing, this was assessed by the Council's Tree officer who found it to be satisfactory.

No objections and one comments which was duly taken into consideration 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 Planning (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, A3, D1 and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2018.

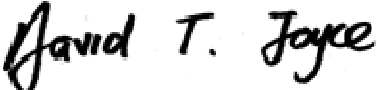
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning