

Application ref: 2018/3329/P  
Contact: Jaspreet Chana  
Tel: 020 7974 1544  
Date: 13 February 2019

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

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Brosh Architects  
31 Burghley Avenue  
Borehamwood  
WD6 2JL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**10 Christchurch Hill  
London  
NW3 1LB**

Proposal:

Single storey rear extensions at lower ground and ground floor levels replacement first floor rear windows with juliette balcony and associated works

Drawing Nos: 10CHR-001, 10CHR-002, 10CHR-003, 10CHR-004, 10CHR-005, 10CHR-006, 10CHR-007, 10CHR-008, 10CHR-104, 10CHR-105, 10CHR-106, 10CHR-107, 10CHR-108, 10CHR-020, 10CHR-030, 10CHR-031, 10CHR-032, 10CHR-200, 10CHR-300, 10CHR-301, 10CHR-302.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 10CHR-001, 10CHR-002, 10CHR-003, 10CHR-004, 10CHR-005, 10CHR-006, 10CHR-007, 10CHR-008, 10CHR-104, 10CHR-105, 10CHR-106, 10CHR-107, 10CHR-108, 10CHR-020, 10CHR-030, 10CHR-031, 10CHR-032, 10CHR-200, 10CHR-300, 10CHR-301, 10CHR-302.

Reason:

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

- 3 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.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed lower ground (basement) extension would infill the existing courtyard to the rear of the property. There is an existing store to the side of the courtyard with its roof forming the existing access via a small patio from the ground floor to the rear garden. The infill extension will incorporate the store area creating an open plan kitchen and living area. The proposal will not involve substantial excavation and only requires matching the floor level between the existing kitchen and the dark patio on the lower ground floor. In order to achieve this, a concrete slab would be applied in the lower patio so that a water proof membrane can be fixed on top and insulated, the excavation for foundations would be a maximum of 500mm.

The roof of the proposed infill extension will form a flush courtyard area at ground floor level with hard landscaping and walk on glass floor panels. In addition a single storey rear extension is proposed at ground floor level which will house the new staircase with a roof light and flue above. The extension would be modest in scale and have a flat roof. The existing external ground floor bricked elevation would be changed to incorporate powder coated double glazed sliding doors and two pivot doors separating the lower ground floor and ground floor.

It is considered that the scale and bulk of the extensions are considered appropriate and subordinate to the existing dwelling and the surrounding area. Also given the location of the extensions, to lower ground and ground floor level being set low within the rear garden which are enclosed by boundary walls and tree screening to the rear, it is not considered the extensions would be visible from any public views. The proposed extensions would not harm the character and appearance of the host dwelling or the wider conservation area and the resultant lower ground extension (basement) would remain compliant with Policy A5.

All the windows of the property are to be changed to new double timber glazed windows which are to match the existing in design, size, type and colour and are acceptable. Two new rooflights are proposed one to the front roofscape and one to the rear, both are placed appropriately within the roof and considered acceptable. The entrance door is to be replaced to a new door similar to that of the existing design and size and the glass above the door is to be replaced with new double glazed fixed window, these will be considered acceptable.

The replacement of the window in the rear dormer with French doors and the installation of a Juliette balcony is considered to be acceptable. The doors and balustrade would match the design and materials of the existing fenestration on the building and would be acceptable.

The proposed lower ground (basement) level extension would be set below the existing boundary walls. It is considered that the extension would not have a detrimental impact on the amenity of any neighbouring occupiers or residents in terms of loss of light and loss of privacy. The single storey rear extension at ground floor level and the new ground floor openings would be below the side boundary walls therefore would not cause any detrimental impacts on neighbour's amenity in regards to loss of light, overbearing and overshadowing impacts.

The proposed Juliette balcony would be at first floor level, it is considered that increasing the scale of the existing glazed opening at this level would have some views towards neighbouring properties but these views would be no different to those which are already had by the first floor rear windows. In addition the wall and tree screening to the rear of the garden prevents overlooking into the garden area. Therefore it is not considered that neighbouring properties would have a detrimental impact upon their amenities in regards to overlooking or privacy.

The existing tree which is placed to the back left hand side from the rear of the garden would be retained with other planting around it within its own section. The tree officer was consulted on this scheme and he has said that the proposal is acceptable, however recommends that a condition regarding tree protection measures are put in place prior to works commencing and during construction. This will be added to this decision notice.

One comment/objection was received by a neighbour who has raised concerns in regards to the proposal this has been responded to via a consultation

summary provided with this decision notice. The sites planning history was taken into account when coming to this decision.

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 London Borough of Camden Local Plan 2017. The proposed development also accords with policies DH1 and DH2 of Hampstead Neighbourhood Plan 2018 and policies of the London Plan 2016, 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant

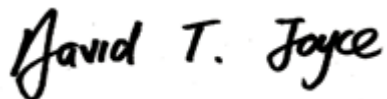
licence from the Council's Streetworks Authorisations & Compliance Team  
London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street  
London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations  
need to be sought in advance of proposed works. Where development is  
subject to a Construction Management Plan (through a requirement in a S106  
agreement), no licence or authorisation will be granted until the Construction  
Management Plan is approved by the Council.

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  
Director of Regeneration and Planning