

Application ref: 2018/2664/P  
Contact: Tony Young  
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Date: 11 October 2018

**Development Management**  
Regeneration and Planning  
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Mario Pilla Architects Ltd  
50 Tollington Park  
London  
N4 3QY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**39 Sarre Road**  
**London**  
**NW2 3SN**

Proposal: Single storey side/rear extension and remodelling of existing rear hardstanding patio space.

Drawing Nos: (0101-A-)005A, 010A, 020B, 025C, 045C, 050B; ACO Multidrain Specification document (ref. PC21169).

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 policy D1 of the London Borough of Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: (0101-A-)005A, 010A, 020B, 025C, 045C, 050B; ACO Multidrain Specification document (ref. PC21169).

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

Informative(s):

- 1 Reasons for granting planning permission:

The proposal involves the erection of a single storey rear/side infill extension measuring approximately 7.9m deep, 3m wide and 3.1m high at its highest point (sloping downwards to 2.5m on the side boundary with no.37 Sarre Road and 2.65m when viewed from the rear given the additional parapet height). It would incorporate a glass rooflight above the sloped roof, and use traditional reclaimed London brick stock to match existing facing materials with grey crittal framed fenestration to the rear. The proposal would create an approximate additional 19sqm of new floorspace following the removal of an existing closet extension currently serving as a utility room.

Camden Planning Guidance requires that extensions should be subordinate to the original, main building in terms of scale and situation. In this regard, and following Council concerns with regard to the scale and size of the original proposals, revisions were received introducing a sloping roof that reduces the extension height to 2.5m on the side boundary with no.37 Sarre Road and a consequent lowering of the guttering/awning height on the rear elevation. As a consequence, the proposals are considered to be acceptable especially when set in the context of the sizeable rear gardens of the host property and neighbouring buildings. The contemporary design would also help to differentiate it as a recent addition by way of contrast, so preserving the character and appearance of the host building. As such, the proposed extension would appear sufficiently subordinate to the main building and would not appear oversized in relation to the rear garden.

The existing rear garden itself measures approximately 140sqm. The additional new floorspace associated with the proposed infill extension would reduce the area of the garden to approximately 121sqm resulting in an 13% loss of garden space. Over 50% of the existing garden would remain and it is considered that sufficient garden space is retained in accordance with policies designed to protect gardens and open spaces. Given the narrow gap between nos. 39 and 37 when viewed from the front of the properties, the proposed extension would be hardly visible from within the public domain. The single storey height with no increase in depth beyond the existing rear footprint of the existing host building and significant distance from any houses at the rear also ensures that there are no visibility concerns at the rear.

The proposals also involve the re-paving and remodelling of existing rear

hardstanding area and steps used as patio space. The proposed colour and materials of the grey natural stone are considered to be sympathetic to the character and appearance of the building and wider area. Although the proposed natural stone is non-permeable, the proposals include a multi-drain and brick-slot system to capture the majority of rain and surface water directing run-off and discharge towards a soakaway drain suitably located in the rear garden, so ensuring an acceptable level of rainwater attenuation and sustainable drainage management.

Overall the revised proposal is considered to be acceptable in terms of its design, siting and scale, and would involve appropriate alterations in keeping with the character and appearance of the host building and wider area. As such, the development would accord with Council guidance and policies, and is acceptable.

Amenity concerns were raised by 2 local residents following statutory consultation with regard to the potential loss of outlook, light, sense of enclosure, and accessibility. These concerns have been addressed in the 'Consultation Summary' sheet associated with this decision. Overall it is considered that by virtue of its size, siting and design, the revised proposal is considered unlikely to cause an unacceptable loss of amenity with regard to sunlight, daylight, outlook, overlooking, noise, sense of enclosure, or accessibility.

The site's planning and appeals history has been taken into account when coming to this decision. In particular, a recent approval (2018/2695/P) dated 26/09/2018 at no.31 Sarre Road with similar proposals.

As such, the proposed development is in general accordance with policies A1, A2, C6 and D1 of the Camden Local Plan 2017, policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015, London Plan 2016, and National Planning Policy Framework 2018.

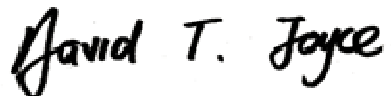
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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