

Application ref: 2019/0342/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 2 April 2019

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

DIZarchitects Ltd
38 Holt Lodge Studio
Castlebar Park
London
W5 1BU
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
21 Tanza Road
London
NW3 2UA

Proposal:
Erection of lower ground floor rear and side extension with reprovision of ground floor terrace; new door in side elevation; replacement of existing windows with double glazed units

Drawing Nos: Location Plan_00PD002, Block Plan_00PD002, Proposed Front and Rear Elevations_00P140, Existing front and rear elevations_00P030, Existing side elevation_00P040, Proposed Plans_00P110, Proposed Plans 2_00P120, Heritage statement, Design and Access Statement, Existing Plans_00P010, Existing Plan 2_00P020

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 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 [Location Plan_00PD002, Block Plan_00PD002, Proposed Front and Rear Elevations_00P140, Existing front and rear elevations_00P030, Existing side elevation_00P040, Proposed Plans_00P110, Proposed Plans 2_00P120, Heritage statement, Design and Access Statement, Existing Plans_00P010, Existing Plan 2_00P020]

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

Informative(s):

- 1 Reasons for granting permission.

The site is a four storey (plus attic) semi-detached property, situated within the South Hill Park Conservation area. The building is identified as making a positive contribution to the character and appearance of the conservation area.

The proposal is for the erection of a flat roofed side and rear extension at lower ground floor. The side extension would partly replace an existing pitched glazed roof and owing to its position at lower ground floor would not erode glimpse views into the rear garden. The rear extension would not project beyond the building line of the existing rear bay window and would remain secondary to the host building in terms of scale and massing. It is noted that a similar extension was approved at no. 23 Tanza road under ref. 2014/3105/P.

The creation of a timber door from a window on the side elevation is acceptable and would not harm the fenestration of the building or be visible from the public realm. The proposal would involve replacing the existing single glazed timber framed windows with double glazed timber sash windows which is acceptable and would not harm the character or appearance of the conservation area.

The proposal would not result in a loss of privacy, outlook or daylight to neighbouring properties. The existing ground floor terrace will remain the same size as existing and is lawful as a result of the permission granted on 07/10/2008 for the enlargement of the existing raised rear terrace and replacement of existing stairs (ref. 2008/4014/P).

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.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1, D1 and D2. The proposed development also accords with policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018, the London Plan and National Planning Policy Framework 2019.

- 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 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.
- 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.

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 2019.

You can find advice about your rights of appeal at:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer