

Application ref: 2019/1201/P
Contact: John Diver
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Date: 21 May 2019

Development Management
Regeneration and Planning
London Borough of Camden
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London
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Alex Nacu Architects
107 West End Lane
London
NW6 4SY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**6 Inverforth Close
London
NW3 7EX**

Proposal:

Erection of single storey rear conservatory, ground floor front and rear infill extensions and new entrance door, installation of new rooflights.

Drawing Nos: (Prefix: PP-006-) 10, 110, 120, 130, 201, 202, 301, 302, 11-A, 101-A, 111-A, 112-A, 211, 212-A, 311-A, 312.

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 as well as policies DH1 and DH2 of the Hampstead Neighbourhood plan (2018).

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: (Prefix: PP-006-) 10, 110, 120, 130, 201, 202, 301, 302, 11-A, 101-A, 111-A, 112-A, 211, 212-A, 311-A, 312.

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

- 4 The flat roof of the rear extension hereby approved shall not be used at any time as an amenity roof terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The combined extensions at ground floor level would add approximately 27sqm which represents a 28% increase in the original footprint of the dwelling, or a 17% increase on overall internal floorspace GIA (existing 161sqm). Due to the design of the massing added, its siting and the limited uplift, the extensions would remain proportionate to the host dwelling. Given the proportionate nature of additions, as well as the siting and lack of visibility from the adjacent open space (that is at a much lower level), it is not considered that the works would impact upon the openness of the Metropolitan Open Land, remaining in accordance with para 145 of the NPPF. Due to the aforementioned change in levels and siting of the alterations proposed, there would be no impact upon the listed structures and gardens within the Hill & Pergola Gardens to the North.

The rear infilling of bays and rear conservatory would be visible from within the site itself and in oblique views from upper floors of the neighbouring no.5 only. Notwithstanding, following the submission of revisions it is considered that proposed extensions have been carefully designed in order to remain sympathetic to the host property in terms of scale, character and materiality and would appear as a subordinate additions. The rear additions have been reduced in scale so as to ensure that an adequate proportion of rear garden is maintained. As the extensions would not be in close proximity to any mature tree, no further conditioning is required for protection measures in this instance. The minor ground floor front infilling would mirror the building line of the right hand original elevation and would retain a set back from the central projecting

bay, retaining the overall composition of the dwelling. The loss of the recessed porch is therefore not considered harmful. To both front and rear elevations, the existing timber framed windows and doors would be reused. The proposed rooflights would be of conservation style and the number and size would ensure that they do not dominate the roofslope of the dwelling. Overall the proposed extensions are considered to be acceptable in terms of impacts upon the character of the host dwelling and the close. The development is considered to preserve the character of the conservation area.

Due to their siting, scale and design, the proposed extensions would not cause a detrimental loss of light or outlook to any neighbouring resident. The works would similarly not cause any impacts in terms disturbance or artificial light levels. In order to ensure that neighbouring privacy is protected, a condition is recommended to restrict access to the flat roof formed. Given the minor scale of works proposed a construction management plan would not be required in this instance.

The site's planning history was taken into account. No comments were received following a process of public consultation. 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 Hampstead Conservation Area, under s.16 and 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 G1, D1, D2, A1, A2, A3, A4, T1 and T2 of the London Borough of Camden Local Plan (2017) as well as policies DH1, DH2, NE2 and TT4 of the Hampstead Neighbourhood plan (2018). The development also accords the London Plan 2016 and the NPPF 2019.

- 2 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near

neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

- 5 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).
- 6 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.

- 7 Please note that any approval given by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), or any other Acts offering protection to wildlife. Of particular note is the protection offered to bats, birds and their nests from construction works. For further information contact Natural England on 0300 060 4911 or www.naturalengland.org.uk.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer