

Application ref: 2018/3898/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Date: 24 May 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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McLaren Excell
Unit 3.07, The Plaza 535 King's Road
Chelsea
London
SW10 0SZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
8 Aldred Road
London
NW6 1AN

Proposal:
Remodelling of ground floor portion of rear outrigger incorporating roof, rooflight and alteration to fenestrations
Drawing Nos: 101_101_P1, 101_111_P1, 102_100_P1, 102_201_P1, 102_211_P1, 102_121_P1, 102_221_P1, 102_301_P1, 102_311_P1, 102_321_P1, Design & Access Statement.

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 101_101_P1, 101_111_P1, 102_100_P1, 102_201_P1, 102_211_P1, 102_121_P1, 102_221_P1, 102_301_P1, 102_311_P1, 102_321_P1, Design & Access Statement.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

Planning permission was originally sought under planning application 2017/6446/P for 'Erection of single storey rear extension including infill of outrigger and installation of rear canopy at lower ground floor level. Alterations to rear fenestration and roof of outrigger. Erection of rear dormer extension. Installation of new windows and door to front lower ground bay window and rear dormer extension'. This was refused and taken to appeal. The application was allowed (in part) for the installation of new windows and door to the front lower ground bay window and rear dormer extension under the appeal No. APP/X5210/D/18/3198382. the remainder of the elements of the proposal were dismissed.

Permission is now sought for remodelling of ground floor portion of outrigger incorporating roof, rooflight and alteration to fenestrations.

The proposed ground floor includes a lean-to pitched roof which is similar to the existing roof slope of the outrigger; with a rooflight placed towards the inner side outside of the first floor. This roof is considered more in keeping with the existing character of the dwelling and other surrounding outriggers. This is an improvement from the refused scheme and addresses the concerns raised by the Planning Inspector within the appeal decision. The rooflight proposed is modest in size and is placed high within the roof slope facing towards the sky and is therefore not considered to be harmful to the subject dwelling.

The ground floor has been revised in relation to the side and rear window openings to provide traditional styled windows similar to those on the existing dwelling. There will be three new glazed windows to the side elevation of the outrigger and one window on the rear elevation. The fenestration is sympathetic to the original dwelling being closely matched to the existing glazing, style and proportions, these will therefore be acceptable.

As changes at the higher level of the two storey rear outrigger are considered

acceptable, the lower ground floor extension is considered on its own merits and is of an appropriate design. To support this view the Planning Inspector stated the following: 'Whilst the use of in-situ precast concrete to form the main structure at lower ground floor and in the infill extension is a departure from the traditional materials of the terrace as it is at low level the variation would not necessarily be inappropriate. It would not be in conflict with Camden Planning Guidance 1 on Design which allows modern material if used sensitively and where they would not dominate'. The design of the lower ground floor extension would therefore be acceptable and complies with CPG Design (2019).

The appeal decision acknowledged that there will be no detrimental impact of amenity of the infill at lower ground floor taking account of permitted development rights. The inspector stated "the council concluded that the rear extension at lower ground and ground floor levels would not have an adverse impact on the living conditions for neighbouring occupants, particularly those at No.7 Aldred Road. Those at Nos.2 & 3 Orestes Mews and those at Nos.96 & 98 Hillfield Road are unlikely to be affected to any significant extent given the distances involved and the presence of garden trees'.

Whilst the lower ground floor infill extension would be deep in length it would only be marginally higher than any extension or boundary wall that could be built under permitted development rights. Given the appeal decision and the minimal impact being limited to sense of enclosure to the windows closest to the main rear elevation, on balance, the impact would not justify a reason for refusal. Therefore the application would be in compliance with Policy A1 and CPG Amenity 2018.

- 2 Two objections have been received and have been considered within the attached summary of consultees. The planning history of the site has been taken into account when coming to this decision.

Therefore, it is considered that the proposed extensions would not significantly detract from the character and appearance of the subject dwelling or the surrounding area; and the previous concerns raised by the Inspector within the appeal decision have been addressed. The proposal would be in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017, as well as the London Plan 2016, Fortune Green and West Hampstead Neighbourhood Plan: Policy 2 and NPPF 2019.

- 3 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).
- 4 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.

- 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.
- 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.

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