

Application ref: 2018/5665/P
Contact: Adam Greenhalgh
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Date: 29 May 2019

Development Management
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WEBB MIEHE ARCHITECTS LIMITED
Studio B
7 Wellington Road
London
NW10 5LJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
59 Flask Walk
London
NW3 1EY

Proposal: Erection of single storey rear extension at lower ground floor level and enlargement of window opening to form door opening at rear elevation to dwelling house

Drawing Nos: 2208: - 01-01, 01-02, 01-03, 01-04, 01-05, 02-01, 03-01, 01-10, 01-11 (C), 01-12 (C), 01-13 (A), 02-10 (A), 03-10 (A), Design, Access & Heritage Statement Rev 01A (Webb Mieke Architects - 22/05/2019)

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 if in CA of the London Borough of Camden Local Plan 2017 as well as policy DH2 of the Hampstead Neighbourhood plan (2018)

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans/document:

2208:- 01-10, 01-11 (C), 01-12 (C), 01-13 (A), 02-10 (A), 03-10 (A), Design, Access & Heritage Statement Rev 01A (Webb Mieke Architects - 22/05/2019)

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

Informative(s):

- 1 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).
- 2 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.
- 3 Reasons for granting permission:

The proposed single storey rear extension, by way of its size, siting and design, would not harm the architectural or historic integrity of the Listed Building or the character and appearance of the Conservation Area. The single storey rear extension would be similar to that undertaken at the neighbouring property, 57 Flask Walk (planning permission 2016/0590/P & 2016/1007/L granted 16/05/2016) and it would not result in any significant harm to the Listed Building, the character or appearance of the Conservation Area or the appearance of the townscape.

There is a contemporaneous application (2018/6186/L) for Listed Building Consent for the works, together with other internal alterations for which planning permission is not needed.

Projecting only 1.5m higher than the boundary wall with no. 57 and 3.25m in

depth from the rear elevation the proposed extension would not impact unduly upon the amenity of the occupiers of this or any other neighbouring properties in terms of light, privacy or outlook.

No objections were received following statutory consultation. There is no relevant previous planning history at the site to take into account.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017 and policy DH2 of the Hampstead Neighbourhood plan (2018). The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework.

- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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