

Application ref: 2019/2147/P
Contact: Joshua Ogunleye
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Date: 20 June 2019

Development Management
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Snell David Ltd
Snell David Architects
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
Lady Cottage
22 C East Heath Road
London
NW3 1AJ

Proposal: The erection of two single storey rear extensions at lower ground level

Drawing Nos: 807/A4/100, 807/A3/105, 807/A3/110, 807/A3/111, 807/A3/112, 807/A3/114, 807/A3/120, 807/A3/121, 807/A3/130, 807/A3/131, 807/A3/305, 807/A3/310, 807/A3/311, 807/A3/312, 807/A3/313, 807/A3/320, 807/A3/321, 807/A3/330, 807/A3/33

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 807/A4/100, 807/A3/105, 807/A3/110, 807/A3/111, 807/A3/112, 807/A3/114, 807/A3/120, 807/A3/121, 807/A3/130, 807/A3/131, 807/A3/305, 807/A3/310, 807/A3/311, 807/A3/312, 807/A3/313, 807/A3/320, 807/A3/321, 807/A3/330, 807/A3/331

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

- 4 The flat roof of the single storey ground floor rear extensions hereby approved in drawings 807/A3/313, 807/A3/321 and 807/A3/321, shall not be used as a roof terrace, sitting out area or other amenity space.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application property relates to a two storey with basement semi-detached mews property on the south eastern corner of Ladywell Court. The property sits on a sloping topography with ground level at the front being at a higher datum than the rear. The property benefits from a two storey side garage on its west side to which it is connected to at lower ground level.

The proposed single storey rear extensions would be attached to the host property's main rear wall as well as the rear of an existing two storey side garage, both at lower ground level.

The main dwelling's rear extension would project 2m into the rear garden area and would be 5.3m wide. It would have a flat roof design with a height of 2.8m along its boundary wall with No. 22D. The extension's flat roof would incorporate a rooflight. It would comprise a dark timber cladding exterior. Officers consider the proposed extension would appear as a contemporary addition, which within its setting would be appropriate. The proposed black timber panels would provide contrast positively to the existing white render finish of the host property's rear. The use of large aluminium framed glazing panels in this context would contribute to softening up the scheme's visual bulk. As such officers consider the proposed would have an acceptable impact on the host property's rear elevation.

The garage's rear extension would project 1.3m into the rear garden area at lower ground level with a visible height of 2.2m. It would comprise a white

render finish and painted timber windows matching existing. Officers consider the proposed design would be have an acceptable impact within its setting.

Both extensions would be visually set down within the context of the host property's rear elevation and surrounding rear garden area. They would both have a scale and siting that would remain subordinate to the host dwelling and not harm its character and appearance. Therefore, officers consider the proposed single storey rear extensions would have an acceptable impact within the context of the host property and the surrounding Hampstead Conservation Area. Officers consider alterations to increase the size of the side garage's rear windows at ground floor level would be acceptable.

There are a number of mature trees on the adjacent plot protected by Tree Preservation Orders. However, given the minor scale of the extensions, their siting and the lower level of the rear garden, the extensions would not result in any harmful impacts upon those the mature trees in neighbouring plots.

The proposed main dwelling's rear extension with its height of 2.8m would run parallel to a 4.9m high boundary wall along its boundary with No.22 D. within a south facing rear garden area. Given the site's orientation and extension's height officers do not consider the proposed extension would give rise to adverse loss of light or over bearing impact on the neighbouring property. The proposed extensions would comprise rear facing windows and door that overlook the host property's rear garden area. Officers consider the proposed rear elevation openings would be of a similar proportion to openings existing on the host property's rear. Therefore, it is not considered that the proposed openings would not result in a cumulative increase in overlooking or loss of privacy impact. In order to ensure that there are no resulting overlooking issues from the roof of the extensions hereby approved, a condition limited their use is proposed.

No objection was received from neighbouring properties. The site's planning history was taken into account when determining this application.

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 conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.

- 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.

- 4 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.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer