

Application ref: 2019/2143/P
Contact: Kate Henry
Tel: 020 7974 3794
Date: 24 June 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

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Ktech Drawings
St Mary's Court
The Broadway
Amersham
HP7 0UT
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
2 Heath Villas
Vale Of Health
London
NW3 1AW

Proposal: Erection of single storey rear extension and rear dormer window.

Drawing Nos: 1919_PL01; 1919_PL02; 1919_PL03 Rev A; CM/19128/LGND;
CM/19128/S; 1919_PL02; Design & Access Statement (dated April 2019); Heritage
Statement (rev 00).

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 1919_PL01; 1919_PL02; 1919_PL03 Rev A;

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

- 3 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 Policies D1 and D2 of the London Borough of Camden Local Plan 2017 and and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 Reasons for granting

The proposed single storey rear extension would be the same length as the existing single storey rear projection (2.8 metres) and would effectively square off the rear of the property. The extension would feature triple doors, giving access to the rear courtyard. It is considered that the proposed extension represents a subordinate addition to the host building and it would respect and preserve the original design and proportions of the host building, including its architectural period and style. Furthermore, the extension would respect and preserve the historic pattern and established townscape of the surrounding area. Whilst it would be visible from neighbouring properties, it would not be visible in the public realm as there is a tall wall at the rear of the rear courtyard.

At roof level, the existing rear sloping roof would be replaced with a full width roof extension set back from the rear building edge to retain a roof terrace at this level. Whilst the proposal fails to accord with the Council's design guidance (insofar as the roof addition is not set in from the roof edges or from the roof ridge), it would match the roof extensions at every other property in the terrace of 6. Furthermore, the roof terrace would match the roof terrace at the adjoining neighbour, No. 3, and the plans have been revised so that the balustrade is black painted metal instead of glazed. The rear roofs of the terrace are visible in the distance from the other side of the pond; however, the views are long-range and the roof is seen within the context of a very altered roofscape. On balance, the proposal is considered to be acceptable and it is considered that the character and appearance of the conservation area would be preserved.

It is not considered that the proposed development would cause undue harm to the residential amenities of nearby and neighbouring properties by way of visual privacy and outlook; sunlight, daylight and overshadowing; or noise and vibration. The rear extension is subordinate in size and the rear roof terrace replaces an existing terrace in the same location.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when

coming to this decision.

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 by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2012.


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

Yours faithfully

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

Daniel Pope
Chief Planning Officer