

Application ref: 2018/6260/P  
Contact: Josh Lawlor  
Tel: 020 7974 2337  
Date: 25 June 2019

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

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[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

DLG Architects  
121, Canfield Gardens  
Weston Street  
London  
NW6 3DY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**121 Canfield Gardens  
London  
NW6 3DY**

Proposal:

Erection of ground floor rear extension following partial demolition of existing conservatory extension

Drawing Nos: ST001\_Site Plan, EX001\_Existing lower Ground Floor Plan, EX002\_Existing Lower Ground floor extract, EX006\_Existing Long Section, EX004\_Existing side elevation, EX005\_Existing Roof Plan, 181219\_4276\_Design and Access Statement, D006\_Proposed Long Section, D002\_Lower Ground floor plan extract proposed, D003\_Proposed rear elevation, D004\_Side Elevation, DE001\_Demolition ground floor plan, DE002\_Demolition side elevation, D001\_Proposed lower ground floor plan, 005\_02\_ Revised proposed Roof Plan, 219124\_GA 100 Rev P3 -Foundations GA, Ground Floor GA and Sections, Arb report produced by Thomson Ecology May 2018 ref. YMCQ101/001, 219124\_GA 100 Rev P2 -Foundations GA, Ground Floor GA and Sections, Cannon pile design 17139 thumper, Details of service trenches and other excavations; 219124 - Drainage Markup

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 [ST001\_Site Plan, EX001\_Existing lower Ground Floor Plan, EX002\_Existing Lower Ground floor extract, EX006\_Existing Long Section, EX004\_Existing side elevation, EX005\_Existing Roof Plan, 181219\_4276\_Design and Access Statement, D006\_Proposed Long Section, D002\_Lower Ground floor plan extract proposed, D003\_Proposed rear elevation, D004\_Side Elevation, DE001\_Demolition ground floor plan, DE002\_Demolition side elevation, D001\_Proposed lower ground floor plan, 005\_02\_ Revised proposed Roof Plan, 219124\_GA 100 Rev P3 -Foundations GA, Ground Floor GA and Sections, Arb report produced by Thomson Ecology May 2018 ref. YMCQ101/001, 219124\_GA 100 Rev P2 -Foundations GA, Ground Floor GA and Sections, Cannon pile design 17139 thumper, Details of service trenches and other excavations ; 219124 - Drainage Markup]

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

- 4 The living roof shall be fully provided in accordance with the details hereby approved (Green Roof specification and Installation guide prepared by Wallbarn; Wallbarn Sedum blanket M Tray species prepared by Walbarn; 7276\_121 Canfield gardens Maintenance programme and drawing dated 08/05/2019) prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the tree protection plan dated May 2018 ref. YMCQ101/001 by Thomson Ecology. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The works shall be undertaken under the supervision of the project arboriculturalist.

Reason: To ensure that the development will not have an adverse effect on

existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

Informative(s):

1 Reasons for granting permission.

The site is a three-storey plus dormer property semi-detached building located within the South Hampstead Conservation Area. The South Hampstead Conservation Area Appraisal and Management Strategy (2011) designates the property as making a positive contribution to the character of the area.

The proposal seeks to partially demolish the existing rear conservatory and erect a single storey rear extension which would match the depth and height of the neighbouring rear extension at no. 199 Canfield Gardens. The rear extension at no. 119 was granted under appeal (ref. 2011/3875/P, APP/X5210/A/11/2165313 on 25/05/2012) and amended under ref. 2015/1550/P dated 02/07/2015. This neighbouring extension at no.119 projects 3.3m ahead of the existing rear extension at application site. The proposed extension would match the depth of this rear extension and is therefore considered to respect the established depths of rear extensions on this terrace.

The existing conservatory extension is of poor quality design. The replacement extension would be comprised of London stock brick and would have aluminium framed glazed sliding doors. This is considered appropriate for the building and conservation area. The three new windows on the side elevation of the extension would align with existing windows on the ground floor side elevation, and are considered acceptable in design terms. The extension will feature a green roof which is welcomed on design and sustainability grounds.

Policy A1 (Managing the impact of development) states that the Council will seek to ensure that the amenity of neighbours is protected. The factors we will consider include: visual privacy, outlook; sunlight and daylight and overshadowing. The site is a corner plot with gardens separating the proposed extension from the rear windows of the properties on Priory road. Therefore the proposal would not cause a loss of amenity to properties on Priory road. There would be no amenity impact to no. 119 given that the extension would align with the height and depth of their existing extension.

Details have been submitted during the course of the application which demonstrate the design of building foundations and how on site trees which are to be retained shall be protected during construction work. The Council's Tree Officers have assessed the submitted tree protection measures and working practices adopted in accordance with the tree protection plan dated May 2018 ref. YMCQ101/001 by Thomson Ecology. The details confirm that the design of building foundations and layout are appropriate to ensure that the foundations will not adversely affect the trees that are to be retained. The Council's Trees and Landscaping Officer has also assessed the tree protection measures and confirmed the details are considered sufficient to demonstrate that the trees to be retained will be adequately protected throughout

development in line with BS5837:2012.

The Council's Trees and landscaping officer has also assessed the submitted green roof details and considers the details sufficient to ensure a sustainable green roof would be provided in accordance with Policy A2 and A3.

One comment was received in relation to the application which has been considered. No objections were received prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to this decision.

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 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 G1, CC1, CC2, CC3, A2 A3 and A1 of the Camden Local Plan 2017. The proposed development also accords with The London Plan March 2016 and the NPPF 2019.

- 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.
- 5 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+Re>

quirements+%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)

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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 positioned above the printed name of the Chief Planning Officer.

Daniel Pope  
Chief Planning Officer