

27 Christchurch Hill, NW3 1LA  
2019/2251/P





**Photos - 27 Christchurch Hill London NW3 1LA**



1. Rear elevation





2. Close up rear elevation



3. Adjoining properties to the west of 27 Christchurch Hill



#### 4. Adjoining properties to the east of 27 Christchurch Hill



5. Planning permission site notice erected outside 27 Christchurch Hill



<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	16/08/2019
<b>(Members Briefing)</b>		N/A		<b>Consultation Expiry Date:</b>	21/07/2019
<b>Officer</b>			<b>Application Number(s)</b>		
Alyce Jeffery			2019/2251/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
27 Christchurch Hill London NW3 1LA			See draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Replacement of existing timber doors and windows to existing rear extension with new aluminium sliding doors.					
<b>Recommendation(s):</b>		Grant conditional planning permission			
<b>Application Types:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	0	No. of objections	0
Summary of consultation responses:	Site notice displayed from: 21/06/2019 until 15/07/2019 Press notice printed from: 27/06/2019 until 21/07/2019  No representations received from the public.			
Hampstead CAAC  <i>Officer response in italics</i>	Hampstead CAAC objects to aluminium as a replacement material for timber.  <u>Officer response:</u>  <i>See section on Design and Heritage</i>			
Hampstead Neighbourhood Forum	No response to date			

## Site Description

The subject site is a 3-storey (plus basement and roof accommodation) mid terrace Victorian house, in use as a single dwelling house. The building is located on the south side of Christchurch Hill, within a row of terraced properties nos. 1-41 Christchurch Hill. The house has been extended to the rear at lower ground floor level and through the addition of a front and rear dormer.

The site is located within the Hampstead Conservation Area and the Hampstead Neighbourhood Forum area and is noted as making a positive contribution to the surrounding Hampstead Conservation Area.

## Relevant History

**2005/4381/P** – Erection of a single-storey rear extension at lower ground floor level of the dwellinghouse. **Granted 09/12/2005.**

**2005/4382/P** - Enlargement of dormer windows to the front and rear roofslope of the dwellinghouse. **Granted 14/12/2005.**

**2006/5158/P** – Erection of railings and pedestrian access gate, plus relocation of refuse store, all to front of existing dwellinghouse. **Granted 23/01/2007.**

**2007/2279/P** - Installation of balcony/railings to first floor level windows on front elevation of existing single-family dwellinghouse (Class C3). **Granted 29/06/2007.**

## Relevant policies

### National Planning Policy Framework 2019

### London Plan 2016

### Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

### Hampstead Neighbourhood Plan (2018)

DH1 Design

DH2 Conservation areas and listed buildings

### Other Planning Policies / Guidance

CPG Altering and extending your home (2019)

CPG Design (2019)

CPG Amenity (2018)

### Hampstead Conservation Area Statement (2002)



## Assessment

### 1. Proposal

- 1.1. Planning permission is sought for the replacement of existing timber doors and windows to the existing rear extension with new aluminium sliding doors. The replacement sliding doors would sit within a similar opening to the existing and would be powder coated aluminium in Anthracite RAL 7016, a dark grey tone. The existing door opening measures 2.7m in width and 2.6m in height, however combined with the two flanking windows, measures 4.1m in overall width. The proposed replacement sliding doors would measure 4.1m in width and 2.6m in height.

### 1.2. Assessment

#### Design and heritage

- 1.3. Local Plan policy D1 seeks to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Through Local Plan policy D2, the Council will seek to preserve and, where appropriate, enhance Camden's conservation areas. The Hampstead Neighbourhood Plan policy DH1 states that all development should respond positively and sympathetically to the existing rhythm, proportion, height, scale and massing, materials and storey heights of surrounding buildings. Local Plan policy D2 is also echoed in policy DH2 of the Hampstead Neighbourhood Plan, whereby new proposals must seek to protect and/or enhance buildings (or other elements) which make a positive contribution to the Conservation area.
- 1.4. The rear extension in question is a solid, modern design featuring three floor-to-ceiling bi-folding doors with tall flanking windows. The site is fully enclosed on both sides by mature gardens. The proposed replacement sliding doors design will be similar, albeit with slightly altered openings. It is considered that, in view of the existing modern nature of the rear extension and the fact that it will not be visible from the public realm, the change from timber to aluminium will be visually indistinguishable from the existing and would not cause harm to the character and appearance of the host dwelling nor the surrounding conservation area.
- 1.5. Special regard has been attached to the desirability of preserving or enhancing 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 2013.
- 1.6. The Council's Conservation Officer has reviewed the proposals and does not consider the development to cause harm to the significance or special character of the Hampstead Conservation Area.
- 1.7. As such, the proposals would preserve the character and appearance of the host building and this part of the conservation area in accordance with policies D1 and D2 of the Camden Local Plan and policies DH1 and DH2 of the Hampstead Neighbourhood Plan.

#### Neighbour amenity

- 1.8. Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight.
- 1.9. Given the minor nature of the proposals and the fact that the new doors would be in the same location as the existing, officers do not consider that the development would materially increase

opportunities for overlooking or impact on neighbouring amenity with regards to the above mentioned impacts.

## **2. Recommendation**

### **2.1. Grant conditional planning permission**

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 19<sup>th</sup> August 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2019/2251/P  
Contact: Alyce Jeffery  
Tel: 020 7974  
Date: 13 August 2019

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

Phone: 020 7974 4444

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

Sacks Maguire Architects  
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London  
NW1 8BB  
United Kingdom

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**27 Christchurch Hill**  
**London**  
**NW3 1LA**

Proposal: Replacement of existing timber doors and windows to existing rear extension with new aluminium sliding doors.

Drawing Nos: 677: P00, P01, P02, P10, P11, Planning 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 and D2 of the London Borough of Camden Local Plan 2017, and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

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

677: P02, P11

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 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.
- 3 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:

Yours faithfully

Director of Regeneration and Planning

**DRAFT**

**DECISION**