

Application ref: 2019/3418/P  
Contact: Kristina Smith  
Tel: 020 7974 4986  
Date: 28 August 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Twinning Design  
157d  
St Pancras Way  
London  
NW1 0SY  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**7 Asmara Road  
London  
NW2 3SS**

Proposal:

Erection of a porch infill extension at ground floor level with associated fenestration alterations including relocation of front door; alterations to existing rear dormer and enlargement of first floor rear window; excavation to create garden room underneath existing terrace and associated landscape alterations

Drawing Nos: GA-PR-EL-01 REV C; GA-PR-EL-02 REVB; GA-PR-PL-02 REVB; GA-PR-EL-03 REVB; GA-PR-PL-01 REV B; GA-DM-PL-03 REVB; GA-EX-PL-01 REVA; GA-EX-PL-02 REVA, GA-EX-PL-03 REVA, GAEX-EL-01 REVA; GA-EX-EL-02 REVA, GA-EX-EL-03 REVA; GA-BLOCK00 RevA (all dated 06/19)

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 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: GA-PR-EL-01 REV C; GA-PR-EL-02 REVB; GA-PR-PL-02 REVB; GA-PR-EL-03 REVB; GA-PR-PL-01 REV B; GA-DM-PL-03 REVB; GA-EX-PL-01 REVA; GA-EX-PL-02 REVA, GA-EX-PL-03 REVA, GAEX-EL-01 REVA; GA-EX-EL-02 REVA, GA-EX-EL-03 REVA; GA-BLOCK00 RevA (all dated 06/19)

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

#### Informative(s):

- 1 Reasons for granting permission.

The front infill extension and replacement front door has already been granted permission under planning consent ref. 2018/6022/P (dated 14/05/2019). Various alterations to the front porch area are evident along Asmara Road and so the proposal would not disrupt the pattern of development. This application demonstrates an improvement in terms of detailing and fenestration compared to the approved design which is considered to be more sensitive to the host building.

This application includes the addition of timber planters adjacent to the entrance door, one of which would comprise a bin store. These additions would be set back from the street and appear as reversible additions that are appropriate in form and scale.

An existing uPVC door at first floor level on the front elevation would be replaced with a timber version in a similar style. This is a welcome addition that would improve the appearance of the front elevation.

To the rear, the existing dormer would be altered to include full length glazing and an existing window at first floor level would be lengthened and include a Juliet balcony. Both alterations were also approved under ref. 2018/6022/P and remain acceptable.

At lower ground floor level, a garden room would be created underneath the existing raised terrace. The excavation is not considered sufficient to warrant a basement impact assessment, particularly as it is not underneath the host property, there is an existing void under part of the raised terrace and the footprint of the garden room would be relatively small.

By virtue of the nature of the works, there would be no material impact on the

amenity of neighbouring occupants.

No objections were received prior to making this decision. The planning history of the site was taken into account when coming to this decision.

As such, the proposed development is in general accordance policies A1 and D1 of the Camden Local Plan 2017, policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015, the London Plan 2016 and the National Planning Policy Framework 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 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.

- 5 You are reminded that any future installation of plant equipment should not be carried out without prior consent from the Local Planning Authority.

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 'DP', is centered on the page.

Daniel Pope  
Chief Planning Officer