

Application ref: 2019/3113/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 30 October 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Alex Nacu Architects  
107 West End Lane  
London  
NW6 4SY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**6 Inverforth Close**  
**London**  
**NW3 7EX**

#### **Proposal:**

Installation of a bay window to rear at ground floor level, erection rear first-floor gable extension and front dormer roof extension associated with planning permission 2019/1201/P granted on 13/05/2019 for the erection of single storey rear conservatory, ground floor front and rear infill extensions and new entrance door, installation of new rooflights.

Drawing Nos: 3D1; 10; 101; 110; 111 REVA; 112 REVA; 120; 130; 201; 202; 211; 212; 301; 302; 311; 312 REVA; and Design & Access Statement commissioned by Alex Nacu Architects no date.

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: 3D1; 10; 101; 110; 111 REVA; 112 REVA; 120; 130; 201; 202; 211; 212; 301; 302; 311; 312 REVA; and Design & Access Statement commissioned by Alex Nacu Architects no date.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed front dormer roof extension would sit comfortably within the existing roof and retain the same height with the neighbouring properties that consist of a range of dormers and gable roof additions. Therefore, the proposed gable roof extension would offer uniformity and symmetry with the neighbouring properties and preserve the character and appearance of the neighbouring properties notable with No. 5, 7, 8 and 9 Inverforth Close.

The rear gable extension would measure 4.7m in width, 1.7m in depth and 3.7m in height which is similar in dimension with no.7 Inverfourth Close and would be secondary to the building being extended. The roof addition would be subservient in terms of location, form, scale, proportions, dimensions and detailing. Thus, respect and preserve the original design and proportions of the building, including its architectural period and style. The proposal would be designed in to match the style of the other roof extensions that are prevalent in the area and the gable will be finished in materials which match the original building. Notwithstanding, a condition of consent will be included to this effect.

The neighbouring properties no. 7 and 9 consist of a bay windows to the rear ground floor and proposed bay window would measure approximately 3.0m in height, 3.6m in width and project approximately 0.8m from the existing building line. When compared with the neighbouring properties the building is quite simple in this respect and lacks the elements featured in the houses within the close. The proposed ground floor rear extension is considered to be of an appropriate design that would not harm the significance of the heritage asset nor would the proposal be harmful to the appearance of conservation area.

The dormer to the front elevation would be retained and it is proposed to erect a dormer extension to the south elevation. No. 8 consist of two dormers to the front elevation and No.7 consist of a gable roof extension. As such, the

proposed dormer extension would not detract from the uniformity of the neighbouring properties and this kind extension would not be considered uncharacteristic addition that would be detrimental to the character and appearance of conservation area. The proposed dormer window would be subordinate in scale and would be appropriately set back from the ridge, sides and roof ridge, which would help to limit its prominence and visual impact. Thus, the dormer extension is considered to preserve the building's existing character and the appearance of the surrounding conservation area.

- 2 It is not considered that the proposed works would impact upon the openness of the Metropolitan Open Land. Neither this scheme nor the original granted scheme can be seen from the main house. The rear of No 6 overlooks the gardens to the west as do the rear elevations of the neighbouring properties Nos 5 and 7. Moreover, there would be no impact upon the listed structures and gardens within the Hill & Pergola Gardens to the North. Thus, the proposal would be in accordance with para 145 of the NPPF.

Due to their siting, scale and design, the proposed extensions to the front and rear would not cause a detrimental loss of light or outlook to any neighbouring resident. The works would similarly not cause any impacts in terms disturbance or artificial light levels and given the minor scale of works proposed a construction management plan would not be required in this instance.

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 Hampstead Conservation Area, under s.16 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 site's planning history was taken into account. A comment was received following a process of public consultation that requires the brick and tiles to match the existing property. Thus, a condition is attached requiring all new external work to 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. Thus, safeguard the appearance of the host building and neighbouring properties.

As such, the proposed development is in general accordance with policies G1, D1, D2, A1, A2, A3, A4, T1 and T2 of the London Borough of Camden Local Plan (2017) as well as policies DH1, DH2, NE2 and TT4 of the Hampstead Neighbourhood plan (2018). The development also accords the London Plan 2016 and the NPPF 2019.

- 3 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.

- 4 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).
- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 6 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.

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 and title of the signatory.

Daniel Pope  
Chief Planning Officer