

Application ref: 2019/3570/P  
Contact: Jaspreet Chana  
Tel: 020 7974 1544  
Date: 30 October 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Ms Belinda Webb  
Flat 2, 8 Doughty Street  
London  
WC1N 2PL

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**Ambridge Cottage**  
**Sandy Road**  
**London**  
**NW3 7EY**

Proposal: Single storey rear extension with associated works

Drawing Nos: 02/A2/100, 02/A3/110, 02/A3/111, 02/A3/112, 02/A3/113, 02/A3/114,  
02/A3/115, 02/A3/116, 02/A3/117, Design & Access 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 plans: 02/A2/100, 02/A3/110, 02/A3/111, 02/A3/112, 02/A3/113, 02/A3/114, 02/A3/115, 02/A3/116, 02/A3/117, Design & Access Statement.

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

Informative(s):

- 1 Reasons for granting permission:

Ambridge Cottage is one of the semi-detached pair of non-identical properties situated amongst a small collection of houses in the north-east corner of Golders Hill Park. These houses are of Victorian cottage style with yellow brick or rendered facades, timber doors and windows with tiled roofs. Many of the houses along this side on Sandy Road have had conservatories added and first and second floor extensions and roof terraces.

The proposal involves a single storey infill extension of 2.44m x 2m to the rear of the dwelling incorporating the existing kitchen to create a large kitchen and dining area. The extension would be in line with the existing kitchen extension and would have a flat roof similar to the existing. The roof would feature a new white painted timber glazed rooflight which would be similar to those seen to the rear of nos. 2 and 3. The extension would be rendered and painted white to match the existing house, and the openings, rear window and patio doors are being reused from the existing kitchen within the new extension which would be considered acceptable. New high level windows would be inserted into the side flank wall of the new extension which would face towards the trees and park land. They would mirror the high level windows at No.3 Sandy Road to the rear of the site and are considered acceptable.

The extension's design, size, scale and materials would all be considered acceptable and in accordance with the character and appearance of the existing dwelling and the surrounding area.

Although the extension would project into the small patio area, occupying some of the existing private open space, the extension would result in additional usable internal living space and additional natural light into the rear of the dwelling, and would retain a small but usable garden space. As such, it is considered that the proposal is acceptable in this instance.

Owing to the siting of the infill extension, it would be set back from Sandy Road significantly and would be well screened by the existing trees and parkland, the extension would not be visible from the street or from Sandy Road.

No.3 Sandy Road is set lower in ground level to Ambridge Cottage and is

directly to the rear, it currently has direct views towards the rear elevation of Ambridge Cottage and Ambridge Cottage has direct views towards No.3s rear elevation. Given the built up nature of the site context with these cottages being in close proximity to each other and being able to have direct views into each other's rear gardens/rear elevation it is not considered the new extension which is widening and not projecting further into the rear garden would have a detrimental impact on the amenities of No.3 or any other property along Sandy Road.

No comments were received following statutory consultation. The site's planning history and relevant appeal decisions 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposal accords with the London Plan 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 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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer