

Application ref: 2019/5902/P
Contact: Joshua Ogunleye
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Date: 10 January 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Felix
6a architects
Rapier House
40 Lamb's Conduit Street
LONDON
WC1N 3LJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
5 The Old Orchard
London
NW3 2TR

Proposal: Replacement of windows and doors to all elevations; addition of balcony at upper ground level and alterations to roof including installation of two rooflights to east (garden) elevation; installation of replacement roof covering and fascia trims.

Drawing Nos: Existing Roof Plan - 0102/P Rev P2, Existing Upper ground Floor Plan, Existing Lower ground floor Plan - 1100/P Rev P2, Existing North & South Elevations - 0301/P Rev P2, Existing east & west Elevations - 0300/P Rev P2, Existing Section A - 0200/P rev P2, Proposed Roof Plan - 0102/P Rev P2, Proposed Upper ground Floor Plan, Proposed Lower ground floor Plan - 1100/P Rev P2, Proposed Section A - 1600/P Rev P2, Proposed East Elevations - 1700/P Rev P2, Proposed North Elevations - 1701/P Rev P2, Proposed Elevation North South west - 1720/P Rev P2, External Window Details - 3199/P Rev P2.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: Existing Roof Plan - 0102/P Rev P2, Existing Upper ground Floor Plan, Existing Lower ground floor Plan - 1100/P Rev P2, Existing North & South Elevations - 0301/P Rev P2, Existing east & west Elevations - 0300/P Rev P2, Existing Section A - 0200/P rev P2, Proposed Roof Plan - 0102/P Rev P2, Proposed Upper ground Floor Plan, Proposed Lower ground floor Plan - 1100/P Rev P2, Proposed Section A - 1600/P Rev P2, Proposed East Elevations - 1700/P Rev P2, Proposed North Elevations - 1701/P Rev P2, Proposed Elevation North South west - 1720/P Rev P2, External Window Details - 3199/P Rev P2

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

Informatives:

- 1 Reasons for granting permission.

The refurbishment of the existing dwelling involves replacement of windows and doors throughout and minor alterations to the external elevations.

The proposed addition of the balcony at upper ground and alterations to the rear extensions would not be visible from the public realm and would be constructed with materials to match existing. At lower ground the changes would not alter the building line. At upper ground the additional massing from the new balcony and the alterations to the roof, with installation of two new roof-lights to replace existing structural glazing above existing dining room extension, would be very similar to the existing with no changes to the existing extension's width and depth. The replacement of the existing sloped roof with a flat roof would not increase the roof's overall height.

Officers note that the proposed doors and windows arrangement would be aluminium and timber framed in a design and opening style similar to those existing on the host property's elevation. Therefore, officers consider the proposed fenestration detailing would appear complementary to the host property and would not harm the character and appearance of the wider conservation area.

The proposed rooflights would sit alongside similar features on the host property's roof. Officers consider proposed rooflights to be of an acceptable size and would be suitably positioned along the host's roofscape. Given that the proposed rooflights would be contained on the rear roof slope of a shallow

roof it is not considered that their form or design would detract from the host property's character and appearance. Where changes are proposed to the size of existing roof lights officers consider the proposed works would be appropriate within the context of the host property.

The introduction of the rear balcony, attached to an existing fully glazed opening, would not introduce any new significant opportunities for overlooking of neighbouring properties. Where new planting is proposed along the host property's side boundary officers consider it to be of a modest height and sufficiently setback from the neighbouring property as such would not give rise to adverse overshadowing impact. The proposals would not impact neighbouring amenity by way of outlook, privacy or daylight/sunlight.

No objection was received from neighbouring properties. The site's planning history was taken into account when determining this application.

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 conservation area, under 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 proposed development is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2019.

- 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:

<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.

Daniel Pope
Chief Planning Officer