

Application ref: 2020/0397/P  
Contact: Sofie Fieldsend  
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Date: 31 March 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Brod Wight Architects  
8a Baynes Mews  
Belsize Park  
NW3 5BH  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**The Rook**  
**Sandy Road**  
**London**  
**NW3 7EY**

Proposal: Erection of rear extension at first floor and replacement rear window at second floor. Alterations to rear ground floor fenestration and roof.

Drawing Nos: 1091-S01; 1091-S02; 1091-S03; 1091-S04; 1091-S05; 1091-AP01;  
1091-AP02A; 1091-AP03A and 1091-AP04A.

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 policies 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:

1091-S01; 1091-S02; 1091-S03; 1091-S04; 1091-S05; 1091-AP01; 1091-AP02A; 1091-AP03A and 1091-AP04A.

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

- 4 The flat roof of the first floor rear extension hereby approved shall not be used at any time as external amenity space, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The proposed infill single storey rear extension at first floor (2.5m wide by 1.7m deep) is modest in size and set back 1.1m from the rear building line. It is also set down one storey from the eaves of the property. The extension would not be visible from the public realm and is well screened by the existing building and boundary wall. The materials would match the existing building and are acceptable. Its scale would appear subordinate to the host property and not appear out of character along this side of Sandy Road. The proposal would not result in loss of rear garden space.

The plans have been revised during the course of the application. It is noted that the originally proposed two storey extension would not be supported as it was not a subordinate extension or set down one storey from the building's eaves, in accordance with Council guidance.

At ground floor level the existing rear lantern rooflight will be replaced with a slightly sloped glazed roof and the doors across the full width of the rear elevation will be replaced with aluminium sliding doors. Given its siting at the lower level and screening from the public realm the detailed design and modern materials would in this instance be acceptable.

At 2nd floor the rear window will be replaced to match the window below on the new extension. It will be timber and of the same detailed design as the existing with a more central location on the rear elevation. It would seek to harmonise the rear elevation and would be acceptable given the site is not part of an identical pair.

Given the fact that the rear elevation of the building is not visible from the public, it is considered that there would be no harm to the area in terms of the development's siting, scale, detailed design and materials. Overall, the proposal would remain subordinate to the host building in terms of scale, and would preserve the character and appearance of the host property, local listing of this terrace, streetscene and wider conservation area.

Given the siting of the infill extension and alterations of the ground floor replacement roof and that they will not project beyond the existing rear boundary line or above the neighbouring boundary and that the replacement fenestration will have a similar outlook to the existing it is not considered to create any detrimental amenity concerns in terms of loss of light, privacy, overlooking or a sense of enclosure. A condition has been attached to ensure the flat roof is not used a roof terrace.

Special regard has been given to the desirability of preserving or enhancing the character and 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.

No objections were received during the statutory consultation period. The planning history of the site has been taken into account when coming to this decision.

As such, 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 2018. The proposed development also accords with policies of the London Plan 2016 and of 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+Re>

quirements+%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 name of the signatory.

Daniel Pope  
Chief Planning Officer