

Application ref: 2020/0176/P  
Contact: Emily Whittredge  
Tel: 020 7974 2362  
Date: 16 April 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

SF Planning Limited  
12 Royal Crescent  
Cheltenham  
GL50 3DA  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**3 Copperbeech Close  
London  
NW3 5RB**

Proposal:

Erection of first floor front extension, alterations to fenestration, and installation of roof lights.

Drawing Nos: 00-200 Rev P01, 00-210 Rev P01, 98-001 Rev P01, 98-002 Rev P01, 98-200 Rev P01, 98-210 Rev P01, Design and Access Statement (SFP Planning, January 2020).

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: 00-200 Rev P01, 00-210 Rev P01, 98-001 Rev P01, 98-002 Rev P01, 98-200 Rev P01, 98-210 Rev P01.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The development will replace the non-original first floor uPVC conservatory with a contemporary brick and zinc extension that will oversail the existing car port by 1m. Due to the scale, form and materials of the extension, it will not undermine the distinctive mono-pitched roofscape of the original design within the estate. The external materials of the host building are brown multi stock brick and vertical timber cladding, which will be complemented by the proposed vertical seamed zinc and facing bricks. The proposed external materials of the cladding and windows are high quality that will enhance the appearance of the development.

The replacement windows are modern aluminium framed that are appropriate for the age of the building and others within the development. The proposed ground floor window facing Akenside Road replicates the dimensions of the original windows and will improve the fenestration of the host building and the street scene overall by adding visual interest and passive overlooking to this windowless façade.

The two pitched roof lights are appropriate in scale and siting and will not harm the appearance of the roofscape. The bi-fold doors facing the car port area will not be readily visible from the public highway, and by virtue of their design and materials are sympathetic to the building. The proposed metal gate to the car port is appropriate in design, scale and materials and will not adversely affect the appearance of Copperbeech Close.

The proposed new windows above ground floor level will mostly be obscure glazed. The new first floor window on the front elevation serves a stairwell, and due to the internal floor levels, will provide no opportunity for overlooking of neighbouring windows or outdoor amenity space.

Due to the modest scale of the replacement extension, and no increase in height, the structure will not cause a material loss of light or sense of overbearing to adjoining properties. Due to the structure's siting, it will not obscure sunlight from the south to any premises, and will have no greater impact on light from the east than the existing conservatory and high hedges

along the southern boundary. As such, the development will not adversely affect amenity in terms of privacy, overbearing, sense of enclosure or light.

Comments were made by an owner with interest in adjoining properties in Copperbeech Close and Daleham Gardens, regarding the development's potential for overshadowing, and disruption from building work. As noted above, there would be no significant loss of light to any property. Building work is considered temporary in nature and does not form a material consideration for the purposes of planning decisions.

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, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with 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 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.
- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 5 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.

- 6 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



Daniel Pope  
Chief Planning Officer