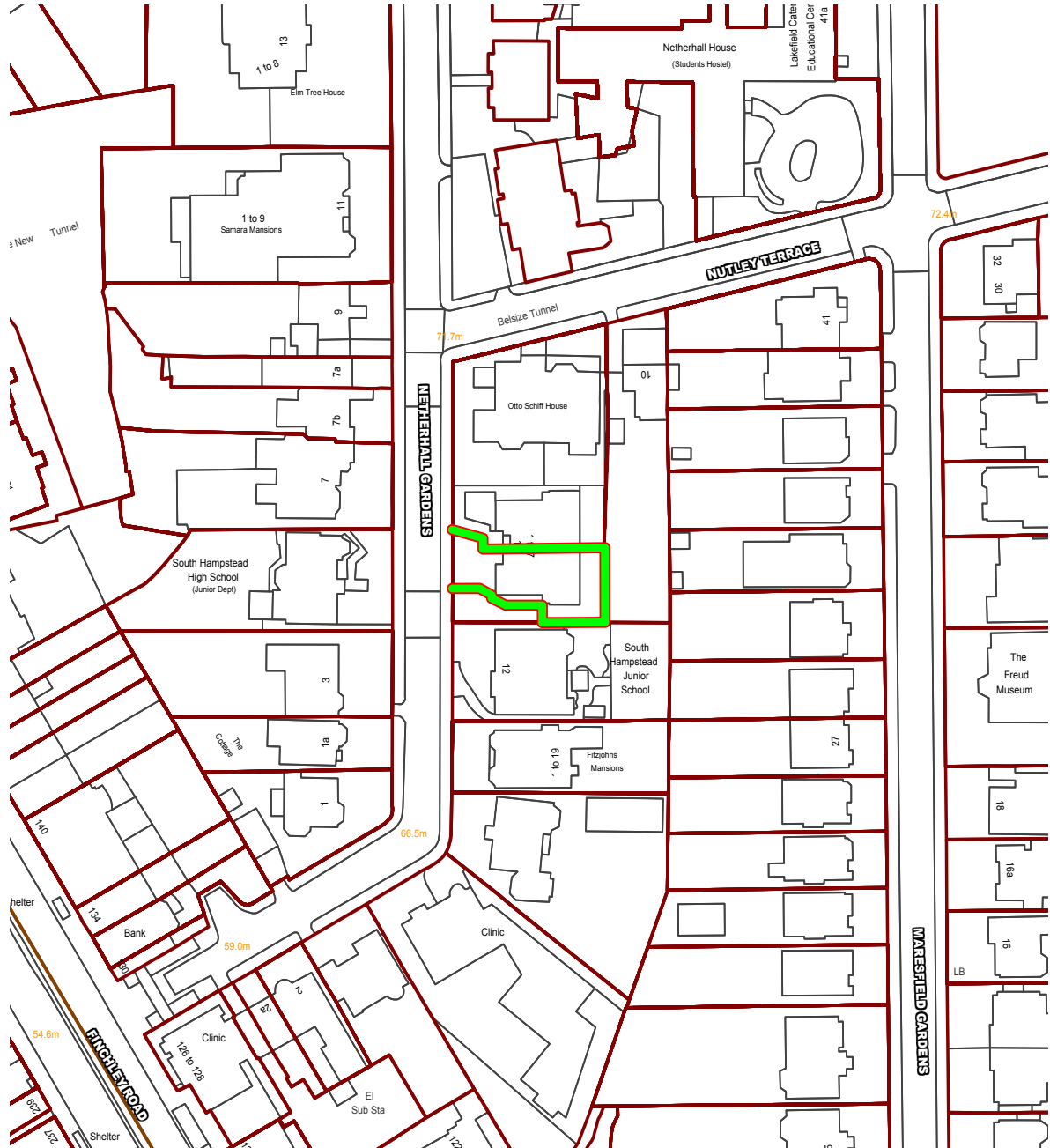


Flat 1, 14 Netherhall Gardens 2020/0935/P



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Site Photos



1. Rear garden of subject site



2. Rear garden of subject site



3. Side garden of subject site



4. Side garden of subject site

Delegated Report		Analysis sheet	Expiry Date:	19/06/2020
(Members Briefing)		N/A / attached	Consultation Expiry Date:	24/05/2020
Officer			Application Number(s)	
Alyce Jeffery			2020/0935/P	
Application Address			Drawing Numbers	
Flat 1 14 Netherhall Gardens London NW3 5TH			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a ground floor rear conservatory.				
Recommendation(s):		Grant planning permission subject to conditions		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	01	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	<p>Site notice displayed from: 21/04/2020 until 15/05/2020 Press notice printed from: 30/04/2020 until 24/05/2020</p> <p>No representations were received from the public.</p>					
CAAC/Local groups* comments: Belsize Society	<p>The Belsize Society has objected to the proposal on the following grounds;</p> <ul style="list-style-type: none"> There are no illustrations of the effect of the proposal on the adjoining properties, no photographs of the area. This is not appropriate for a development in a Conservation Area. <p><i>Officer comment: Site photos were sent to the Belsize Society via email and the officer advised that given there is a significant setback between the extension and side boundary of the adjoining properties, it would be unreasonable to request additional elevation drawings. The Belsize Society objection still stands. Amenity is discussed further in section 2.6 of the below assessment.</i></p>					

Site Description

The subject sites contains a lower ground and ground floor unit within a relatively new residential block, located on the eastern side of Netherhall Gardens. The site is located within the Fitzjohns Netherhall Conservation Area, it is not listed and is not located close to any nearby listed buildings.

Relevant History

No history for Flat 1, however the below is relevant for 14 Netherhall Gardens;

2013/2213/P - Erection of 3-storey building plus roof (following demolition of annex wing to Otto Schiff House including link block) and alterations to retained building, including excavation of basement under both buildings, roof terraces to the front, side and rear elevations, new dormer window to rear roofslope and replacement dormer to Netherhall Gardens elevation, demolition of existing single-storey side extension and replacement with new single-storey extension, erection of rear ground floor level extension, in connection with conversion from 23 x 1-bedroom self-contained flats to 14-self contained flats (6 x 2-bedroom, 4 x 3-bedroom and 4 x 4-bedroom) (Class C3) and associated landscaping - **Allowed at Public Enquiry 15/04/2014.**

Relevant policies

National Planning Policy Framework 2019

Draft London Plan 2019 (intend to publish)

London Plan 2016

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Other Planning Policies / Guidance

CPG Altering and extending your home (2019)

CPG Design (2019)

CPG Amenity (2018)

Fitzjohns Netherhall Conservation Area Statement 2001

Assessment

1. Proposal

- 1.1. Planning permission is sought for the erection of a single storey ground floor rear conservatory. Owing to the topography of the site, the extension would infill the existing space between the property and the rear retaining wall. The conservatory would measure 2.3m above ground level at its highest point where it meets the existing rear elevation, and slope down at the rear to 2.25m in height, measure 5.1m in width, and measure 3.4m in depth from the side rear elevation, and 2.8m from the rear elevation. The proposed extension would square off the rear elevation of the left hand side of the property.
- 1.2. The conservatory would be fully glazed and feature grey aluminium bi-folding windows and doors to match the existing. The conservatory would feature electronically operated internal blades which would sit between 30 degrees open and fully closed, to prevent light spill into the resident units above.

2. Assessment

Design and heritage

- 2.1. The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.
- 2.2. Furthermore, the Council's supplementary guidance document (Altering and Extending Your Home) states that rear extensions should be secondary to the building, in relation to their location, scale, proportions and detailing and allow for the retention of a reasonably sized garden.
- 2.3. The rear conservatory is considered modest in size owing to its depth and height, and as such would remain subordinate to the host building. In addition, the glazed façade allows the extension to be read as a modern extension whilst respecting and preserving the character and appearance of the host building. The fenestration is also considered acceptable as it would match that of the host building. Furthermore, the proposed extension would have limited visibility from public views given its siting to the rear of the property and its overall size, scale and location would ensure no harm is caused to the appearance and setting of the wider Fitzjohns and Netherhall Conservation Area as a result.
- 2.4. Special regard has been attached to the desirability of preserving or enhancing 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.
- 2.5. As such, the proposals would preserve the character and appearance of the host building and this part of the conservation area in accordance with policies D1 and D2 of the Camden Local Plan.

Amenity

- 2.6. Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight.
- 2.7. The property currently benefits from a small amenity area to the rear and a larger amenity area to the side of the building. The rear amenity area is mostly hard landscaping and contains a

retaining wall, and is therefore considered secondary to the amenity area located to the side of the property. Although some amenity space would be lost at the rear of the site as a result of the extension, officers consider the loss acceptable owing to the sufficient amenity space retained to the side of the property.

- 2.8. The proposed extension is setback approximately 3.7m from the southern boundary and 4.1m from the northern boundary, therefore owing to its siting and design, officers do not consider that the proposal would harm the amenity of adjoining occupants in terms of loss of privacy, loss of daylight/sunlight, loss of outlook or light pollution.

3. Recommendation

- 3.1. Grant conditional planning permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members' Briefing panel on Monday 15th June 2020, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2020/0935/P
Contact: Alyce Jeffery
Tel: 020 7974 3292
Date: 9 June 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
www.camden.gov.uk

NJL Design
Rose Cottage
The Green
Woodwalton
Huntingdon
PE28 5YN
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1

14 Netherhall Gardens

London

NW3 5TH

DECISION

Proposal:

Erection of a ground floor rear conservatory.

Drawing Nos: Design and Access Statement; Site Location Plan; 19/04/50 Rev01; 19/04/10 Rev00; 19/04/30 Rev04; 19/04/60 Rev00; 19/04/70 Rev00

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 [19/04/50 Rev01; 19/04/30 Rev04; 19/04/70 Rev00]

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

Informative(s):

- 1 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.

- 2 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.

- 3 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).

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

Director of Regeneration and Planning

DRAFT

DECISION