

Application ref: 2020/1370/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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www.camden.gov.uk/planning

Brosh Architects
31 Burghley Avenue
Borehamwood
WD6 2JL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
4 Gardnor Road
London
NW3 1HA

Proposal:

Erection of a single storey rear extension at lower ground floor, following the partial demolition of the existing rear extension and metal staircase; replacement of metal railing of the ground floor balcony to the rear; alterations to the external stairs to the front elevation and installation of timber sash windows to lower-ground floor front bay window. Drawing Nos: 4GAR-001 REVP1; 4GAR-002 REV P1; 4GAR-003 REV P1; 4GAR-030 REV P1; 4GAR-031 REV P1; 4GAR-103 REV P1; 4GAR-104 REV P1; 4GAR-020 REV P1; 4GAR-200 REV P1; 4GAR-021 REVP1; 4GAR-201 REVP1; 4GAR-300 REVP1; 4GAR-301 REVP1; Covering letter dated 17th March 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 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: 4GAR-001 REV P1; 4GAR-002 REV P1; 4GAR-003 REV P1; 4GAR-030 REV P1; 4GAR-031 REV P1; 4GAR-103 REV P1; 4GAR-104 REV P1; 4GAR-020 REV P1; 4GAR-200 REV P1; 4GAR-021 REV P1; 4GAR-201 REV P1; 4GAR-300 REV P1; 4GAR-301 REV P1; Covering letter dated 17th March 2020.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed single storey rear extension at lower-ground floor level with partial roof terrace above would be secondary to the host building in terms of its location, form, scale, proportions, dimensions and detailing. The proposed rear addition would measure 3m in depth, 2.9m in height and 5.1m in width and the design would preserve the character and appearance of the host building given, the similar extensions that were granted planning permission at no.2 in 2014 (2014/7688/P) and no.3 Gardnor Gardens in 2015 (2015/3968/P). By virtue of its scale and setting, the extension would not be visible in the public realm and the principle of the rear extension in this location and of this scale is considered acceptable and by virtue of its scale and settings that would also allow for the retention of some private outdoor amenity space at the lower ground floor.

To the front elevation at lower-ground floor level it is proposed to install 2 x timber sash windows to front bay window of the host building. The opening method and glazing pattern in the new window openings would match the existing timber framed windows at ground floor level. The proposed windows would be of a similar size with matching soldier course arch above the opening that would be replicated the bay windows at ground floor level. Furthermore, a number of other properties in the vicinity have carried out similar works. Thus, the new fenestration at the lower ground floor level would enhance the design and appearance of the host building.

The proposed alterations to the front boundary treatment is considered acceptable and the existing metal balustrade would be replaced with black spearhead black metal railing. The overall design would match similar railings in the surrounding area and the proposed alterations to the front and rear elevations are considered acceptable in design, location and materials used that preserve the appearance of the host building or the wider Hampstead Conservation Area. The minor alterations to the front staircase is considered acceptable.

The proposed rear extension would be the same height with no.3 existing rear extension that measures 3m in height and would be 0.6m higher than the boundary wall with no.5 that consist of a conservatory in the rear garden. The proposed balcony to the rear by virtue of its design would not exacerbate loss of privacy to neighbouring properties or gardens, given the existing settings with the existing stair landing. Thus, it is not considered that the proposal would have an impact that would be detrimental with loss of daylight/sunlight nor would the proposal have an impact with sense of enclosure.

No objections and two supports have been received in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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.

The proposed development is in general accordance with A3, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

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 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.

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 centered on the page. The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Daniel Pope
Director of Economy, Regeneration and Investment.