

Application ref: 2020/2645/P  
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Date: 19 August 2020

**Development Management**  
Regeneration and Planning  
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AS Studio Ltd  
2 Magdalen Mews  
London  
NW3 5HB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat Basement And Ground Floor  
30 Upper Park Road  
London  
NW3 2UT**

Proposal:

Alterations to fenestration at lower ground and ground floor rear elevation of two storey side extension approved under ref: 2019/2971/P dated 02/09/2019 (Use Class C3).

Drawing Nos: 2030(PLA): 001, 002, 003, 100, 101, 110, 111, 112, 200, 201, 210, 211, 300, 301, 310 & 311

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: 2030(PLA): 001, 002, 003, 100, 101, 110, 111, 112, 200, 201, 210, 211, 300, 301, 310 & 311.

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

Informative(s):

- 1 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).
- 2 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.
- 3 Reasons for granting permission.

The application site is the upper and lower ground floor duplex at no. 30 Upper Park Road. The host building is a three storey (plus lower ground), semi-detached villa on the eastern side of the road, dating from the late 1800s / early 1900s. The site is within the Parkhill Conservation Area and nos. 6-36 (even) are identified within the Conservation Area Appraisal and Management Strategy (July 2011) as making a positive contribution to the conservation area. The site is not a listed building, nor are there any within the vicinity.

The property has previously received consent to erect a two storey side extension at ground and lower ground floor levels (ref: 2019/2971/P dated 02/09/2019) - the application has been implemented with works having commenced on site. This application seeks to vary the rear facing fenestration to increase the width of the openings. At lower ground the width would increase by 800mm (from 2.6m to 3.4m), and at upper ground floor, it would increase by 600mm (from 1.4m to 2m). The height would remain unchanged, and the material would change from a previously consented timber frame, to powder coated aluminium.

The proposed increase in width and material change would be a relatively minor alteration from the previously consented scheme. The increase would be located to the rear of the property and would not be immediately visible in public views. Whilst the previously consented fenestration would be more inkeeping with the host property, the increase and material change is considered not to result in harm to the character and appearance of the property nor to the surrounding conservation area. As such, the proposal is considered to be acceptable in design terms.

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 (ERR) 2013.

The increase in width of the previously approved glazing is considered not to result in harm to the daylight/sunlight or outlook of neighbouring properties, nor would it result in significantly increased levels of noise or vibration. By reason of its siting, the lower ground level glazing would not result in any additional levels of overlooking, and whilst the upper ground floor glazing may result in some very minor additional levels of overlooking, this would not constitute undue harm. On this basis, the proposal is considered not to unduly harm neighbouring amenity.

No third party objections were received following public consultation. The planning history of the application site was considered prior to this determination.

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 London Plan 2016, the London Plan Intend to Publish 2019, and the National Planning Policy Framework 2019.

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', written in a cursive style.

Daniel Pope  
Director of Economy, Regeneration and Investment