

Application ref: 2020/2593/P
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Date: 2 September 2020

Development Management
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P+P Architects
27 Milford Mews
London
SW16 2UA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

11 Highfield Mews
Compayne Gardens
London
NW6 3GB

Proposal:

Erection of single storey rear extension to replace existing conservatory and erection of rear dormer to replace 2 existing rooflights.

Drawing Nos: 119-A00 Rev. 01 Location Plan - Block Plan; 119-A10 Rev. 00 Raised Ground Floor Existing Plan; 119-A11 Rev. 00 First Floor Existing Plan; 119-A12 Rev. 00 Second Floor Existing Plan; 119-A13 Rev. 00 Existing Section; 119-A14 Rev. 00 Existing Front Elevation; 119-A15 Rev. 00 Existing Rear Elevation (Received 20/08/2020); 119-A20 Rev. 00 Raised Ground Floor Proposed Plan; 119-A21 Rev. 00 First Floor Proposed Plan; 119-A22 Rev. 00 Second Floor Proposed Plan; 119-A23 Rev. 00 Proposed Section; 119-A24 Rev. 00 Proposed Section (Received 20/08/2020); 119-A25 01 Proposed Rear Elevation (received 20/08/2020); Bauder Extensive Green Roof System Technical Data Sheet, Habitat Management Plan and General Maintenance Procedure (prepared by Bauder Limited); Design and Access Statement (prepared by Michele Pecoraro, dated 08/06/2020).

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- 119-A00 Rev. 01 Location Plan - Block Plan; 119-A10 Rev. 00 Raised Ground Floor Existing Plan; 119-A11 Rev. 00 First Floor Existing Plan; 119-A12 Rev. 00 Second Floor Existing Plan; 119-A13 Rev. 00 Existing Section; 119-A14 Rev. 00 Existing Front Elevation; 119-A15 Rev. 00 Existing Rear Elevation (Received 20/08/2020); 119-A20 Rev. 00 Raised Ground Floor Proposed Plan; 119-A21 Rev. 00 First Floor Proposed Plan; 119-A22 Rev. 00 Second Floor Proposed Plan; 119-A23 Rev. 00 Proposed Section; 119-A24 Rev. 00 Proposed Section (Received 20/08/2020); 119-A25 01 Proposed Rear Elevation (received 20/08/2020); Bauder Extensive Green Roof System Technical Data Sheet, Habitat Management Plan and General Maintenance Procedure (prepared by Bauder Limited); Design and Access Statement (prepared by Michele Pecoraro, dated 08/06/2020).

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

Informative(s):

- 1 Reasons for granting permission.

The proposed rear extension would be just over half width and would extend 3.7m in depth from the rear building line, in line with the existing single storey rear conservatory at the adjacent neighbouring property No. 12 Highfield Mews. The extension would be flat-roofed with a green roof above and full-height grey aluminium sliding doors to the side and rear. A 0.5m deep louvre canopy would extend from the rear of the extension to provide shade to help to reduce overheating within the building. The rear extension would replace an existing conservatory of a similar footprint and height, and is considered to be an appropriate replacement which would remain subordinate to the host building in terms of design, form and scale.

The proposed rear dormer would be centrally situated on the roofscape, set up 1.3m from the eaves, and would appear as a subordinate addition to the rear roof slope. It would be similar in size and design to the existing new dormer at the neighbouring property of 10 Highfield Mews. It would have a slate finish to match the existing roof, and the windows would match the style and colour of

the proposed windows at first floor level below. All replacement rear windows at ground and first floor level would be grey aluminium framed, of a similar style to the existing rear windows at 10 Highfield Mews. This is considered acceptable in this instance as the host building is not historic and the rear of the building is not visible from the public realm. Overall, the proposal would respect and preserve the design and proportions of the host building and the character and appearance of the South Hampstead Conservation Area.

The proposed extension would be located adjacent to an existing conservatory of the same depth and similar height at No. 12. Although the louvre canopy would slightly extend forward of the rear extension, this would not harm the amenity of the neighbouring occupiers of No. 12 in terms of loss of daylight, sunlight or outlook. By virtue of the location of the proposed dormer on the rear roof slope, it is not considered that it would result in any adverse impact on the amenity of the neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy.

The Council's Tree Officer has reviewed the submitted details of the proposed green roof and considers that the green roof would be suitable and would enhance the biodiversity of the site. The substrate depth and type, species and maintenance plan are all acceptable so that no further green roof details would be needed by condition.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, CC2, D1 and D2 of the Camden Local Plan 2017 and Policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan. The proposed development also accords with policies of 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 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+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
Director of Economy, Regeneration and Investment