

Application ref: 2017/2445/P
Contact: Ben Farrant
Tel: 020 7974 6253
Email: Ben.Farrant@camden.gov.uk
Date: 22 October 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/planning

.
72 Cardinal Place
Guildford Road
Woking
GU227LW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
9 Grange Gardens
London
NW3 7XG

Proposal:

Erection of first floor front extension and installation of 1 x first floor rear windows, and erection of part single part two storey side extension and relocation of single storey garage as previously approved under planning permission 2015/5952/P dated 31/12/2015 (as amended by 2017/0711/P dated 08/05/2017).

Drawing Nos: P_001_Rev.P01, P_011_Rev.P03, P_012_Rev.P03, P_013_Rev.P03, P_031_Rev.P03, P_032_Rev.P03, P_099_Rev.P01, P_101_Rev.P02, P_101_Rev.P03, P_102_Rev.P03, P_102_Rev.P04, P_103_Rev.P02, P_103_Rev.P03, P_131_Rev.P03, P_131_Rev.P04, P_132_Rev.P03, P_132_Rev.P04, Tree Report ref: MAA/9GG/AIA/01 by Landmark Trees dated 09/02/2018 & Addendum to Arboricultural Report MAA/9GG/AIA/01 by Landmark Trees dated 07/02/2019.

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: P_001_Rev.P01, P_011_Rev.P03, P_012_Rev.P03, P_013_Rev.P03, P_031_Rev.P03, P_032_Rev.P03, P_099_Rev.P01, P_101_Rev.P02, P_101_Rev.P03, P_102_Rev.P03, P_102_Rev.P04, P_103_Rev.P02, P_103_Rev.P03, P_131_Rev.P03, P_131_Rev.P04, P_132_Rev.P03, P_132_Rev.P04, Tree Report ref: MAA/9GG/AIA/01 by Landmark Trees dated 09/02/2018 & Addendum to Arboricultural Report MAA/9GG/AIA/01 by Landmark Trees dated 07/02/2019.

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

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The application relates to a two storey detached dwellinghouse at the end of a cul-de-sac in the residential area west of Hampstead Heath. The application seeks to make alterations to the property since the previously approved applications on site (ref: 2015/5952/P, as amended by 2017/0711/P) which acquired consent for the erection of a part single, part two storey side/front extension following demolition of existing garage and relocation of single storey garage, with associated alterations to fenestration.

The current proposal includes the previously approved works but also proposes to extend over the previously consented garage (to create a larger bedroom), as well as make minor alterations to the fenestration of the property (including the installation of 1 x first floor rear facing window).

The property is unusual in its character and appearance, as well as its relationship to the street. In this instance, continuing the first floor extension in such a way is considered to be acceptable, and would not cause harm to the character and appearance of the host property, streetscene or wider context.

The proposed addition is considered to be of an acceptable siting, scale and design, having a simple form and being subordinate to the host property. Whilst the proposed addition would be visible in views from the front of the property, it would not cause visual harm to it or the surrounding area. The extension would be constructed in sympathetic materials which would continue the finish of the rest of the property. The proposal would not result in harm to the character or appearance of the conservation area.

Similarly the alterations to the fenestration proposed would not result in harm to the character and appearance of the property or the surrounding conservation area.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

Given the orientation of the property and its neighbours, coupled with the separation distance to the nearest neighbouring residences, the proposals are not considered to cause harm residential amenity in terms of loss of daylight, sunlight or outlook. The proposed first floor window would face towards the rear of the site in a similar manner to a number of existing windows at the property. As such whilst an element of additional overlooking may occur as a result of the scheme, this would not constitute undue harm to neighbouring amenities. Similarly whilst the windows to the proposed first floor front addition would result in some additional levels of overlooking, given the separation distance to neighbouring properties, and overlooking to the front of the properties, this is considered not to exacerbate current levels of overlooking.

A tree report was submitted with the application with trial pits excavated which

demonstrate that the area is devoid of significant roots. As such the impact on T1 (a high quality off-site oak tree) is of an acceptable level. A small group of conifer trees (G5 - likely to be a former hedge) is proposed for removal: the trees are of low significance and are not considered to contribute to the character and appearance of this part of the conservation area. Tree G5 is also proposed to be replaced on site. The Council's Trees Team has reviewed the plans and details and has confirmed acceptability of the scheme subject to the attached conditions.

No comments were received following public consultation on the scheme. The planning history of the site and surrounding area has been considered when determining this application.

- 2 As such, the proposed development is in general accordance with policies DH1, DH2 & NE2 of the Hampstead Neighbourhood Plan 2018, A1, A2, A3, D1 & D2 of the London Borough of Camden Local Plan 2017, the London Plan 2016 and the National Planning Policy Framework 2019.
- 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).
- 4 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.

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