

Application ref: 2020/4436/P
Contact: Josh Lawlor
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Date: 2 December 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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planning@camden.gov.uk
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Robert Dye Architects
4 Ella Mews
Cressy Road
London
NW3 2NH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**33 Hampstead Lane
Hornsey
London
N6 4RT**

Proposal:

Installation of glass box extension at lower ground floor with balcony above at upper ground floor, in conjunction with works granted planning permission dated 29.7.20 ref. 2020/2194/P, namely alterations to windows on side and rear elevations, replacement of existing rear bay windows and installation of new garden access staircase

Drawing Nos: EX000, EX 001, EX 002, EX 003, EX 004, EX 005, EX 102, EX 103, EX 201, EX 202, EX 203, PA 001, PA 002, PA 003, PA 004, PA 005, PA 102, PA 103, PA 201, PA 202, PA 203, Design and Access Planning Statement dated September 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: 000, EX 001, EX 002, EX 003, EX 004, EX 005, EX 102, EX 103, EX 201, EX 202, EX 203, PA 001, PA 002, PA 003, PA 004, PA 005, PA 102, PA 103, PA 201, PA 202, PA 203, Design and Access Statement dated September 2020

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

Informative(s):

- 1 Reasons for granting permission.

The alterations to doors, windows, rear access and right hand bay have been assessed and approved under planning permission ref. 2020/2194/P dated 29/07/2020.

The revised proposal incorporates a minor glazed rear extension to the brick bay at lower ground floor. The extension would align with the upper ground floor bay and is considered to be a subservient to the host building as it would extend half a storey above ground level. A balcony would be constructed above this extension to link with the approved access steps and would have metal railings of a similar design. It is noted that a number of properties in the area have balconies at upper ground floor and lower ground floor extensions to a similar design. Overall the alterations are considered appropriate and acceptable to the character and appearance of the host building and 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.

The proposal would not give rise to amenity concerns in terms of loss of light, outlook or privacy.

No objections were received prior to the determination of this application. The Highgate CAAC support the proposals, stating that the changes have been sensitively designed and would improve the property to the benefit of the Conservation Area. 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, D1 and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Highgate Neighbourhood Plan 2017. The proposed development also accords with The London Plan March 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left quadrant of the page. The signature is fluid and cursive.

Daniel Pope
Chief Planning Officer