

Application ref: 2020/2290/P
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Date: 22 November 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Idea Architects
235 Blackstock Road
London
N5 2LL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
24 Ferncroft Avenue
London
NW3 7PH

Proposal: Erection of single storey ground floor orangery to the rear elevation and single storey extension to the side elevation, following the demolition of existing rear conservatory and side garage and alterations to the fenestration/façade treatment to the front, rear and side elevations.

Drawing Nos: E(00)_100; E(02)_100; E(02)_101; E(02)_102; E(02)_103; E(03)_100; E(03)_101; E(03)_102; E(03)_103; E(04)_100; E(04)_101; E(04)_102; E(04)_103; P(00)_100; P(02)_100; P(02)_101; P(02)_102 REVA; P(03)_102 REVA; P(04)_101 REVA; P(04)_102 REVA; P(04)_103 and Design and Access Statement commissioned by IDEA Architects dated May 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: E(00)_100; E(02)_100; E(02)_101; E(02)_102; E(02)_103; E(03)_100; E(03)_101; E(03)_102; E(03)_103; E(04)_100; E(04)_101; E(04)_102; E(04)_103; P(00)_100; P(02)_100; P(02)_101; P(02)_102 REVA; P(03)_102 REVA; P(04)_101 REVA; P(04)_102 REVA; P(04)_103 and Design and Access Statement commissioned by IDEA Architects dated May 2020.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed orangery replaces the existing glass conservatory of a similar width and height measuring approximately 13.4m wide and 4.0m high. However, there would be a slight increase in depth by approximately 887mm. The orangery would be constructed with a brick parapet wall that would be approximately 100mm above the existing conservatory levels.

The replacement structure is asymmetric in design, finished in contemporary materials and with a modern approach to the design which would not seek to compete with nor mimic the design of the host building. When looked at in context with the neighbouring property it is not considered that the proposal would have an impact with the rhythm, symmetry nor uniformity with the neighbouring properties given the variety of height and design of the neighbouring extensions in this location. The replacement orangery would create family room which includes a kitchen/dining room and the principal fenestration would replicate the existing conservatory design with fully glazed doors and rooflights above. The rear addition would be traditional in its form and detailing and the new parapet level will match the existing conservatory eaves level.

The existing garage would be demolished and a new side extension is proposed that would be ancillary residential floor area for the existing dwelling, the new side extension would measure 7.9m in depth, 3.4m in width and 2.8m in height, the depth would be approximately 2m deeper than the existing garage. The proposed side extension would be subordinate to the host building and would be well set back from the front building line.

Overall the rear and side extension are considered acceptable in design and

appearance which would be constructed using reclaimed London stock bricks to match the existing brickwork of the property. The proposed fenestration treatment to the front and rear elevation would be sympathetic to the host building and constructed of traditional materials including timber door frames. Officers considered the proposed design and appearance of the new windows would preserve the character and appearance of the host building, the street scene and the wider Reddington/Frognaal Conservation Area.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The replacement windows would not have an impact on the amenity of adjoining properties as the proposal would replace existing windows and no additional window openings are proposed. The proposed side extension would not have an impact on the neighbouring property due to the extension of the side extension as it would be largely screen by the existing planters. Therefore, it is not considered to unduly impact the amenity of the neighbouring occupants through loss of privacy.

An objection was received from the Heath and Hampstead Society objecting to the proposed roof terrace, which was subsequently omitted from the scheme. The site's planning history was taken into account when determining this application.

The proposed development is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; Policy SD5 of the Draft Redington and Frognaal Neighbourhood Plan 2020 and the provisions of 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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer