

Application ref: 2020/4552/P
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Development Management
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London Borough of Camden
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Malcolm Fryer Architects
Unit Lg05, Screenworks,
22 Highbury Grove
London
N5 2EF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
26 Pilgrim's Lane
London
NW3 1SN

Proposal:

Erection of single storey lower ground floor extension and associated ground floor terrace following demolition of existing. Extension of west side boundary wall height. Replacement of ground floor rear window with doors. Rear landscaping alterations.

Drawing Nos: PROS01; PLEX01; PLEX02; PLEX03; PLEX04; PLEX05; PLEX06;
PLPR01; PLPR02 REV A, PLPR03 REV A; PLPR04; PLPR05 REV A; PLPR06 - REV
A and PLPR07 REV A.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

PROS01; PLEX01; PLEX02; PLEX03; PLEX04; PLEX05; PLEX06; PLPR01; PLPR02 REV A, PLPR03 REV A; PLPR04; PLPR05 REV A; PLPR06 - REV A and PLPR07 REV A.

Reason:

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

- 3 Prior to the commencement of any works on site, a tree protection barrier shall be erected along the line indicated on approved plan PLPR02 REV A and retained for the duration of development.

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 Policy NE2 of the Hampstead Neighbourhood Plan 2018 and policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 4 The use of the roof as a terrace shall not commence until the privacy party wall between 24 and 26, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 Notwithstanding any indication given on the approved plans, the balustrade for the terrace shall be Corten metal as shown on drawing PLPR03 REV A.

Reason: To safeguard the appearance of the building and the character of the area in accordance with policies D1 and D2 of the Camden Local Plan 2017, and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 Reasons for granting permission:

The proposal is to remove the existing mismatched ground-floor extensions in brick, timber and render, and replace with a cohesive single storey extension clad in weathered steel (Corten). There is a mix of materials and palette in this part of the conservation area, and the proposed extension would introduce a more modern material that would nonetheless provide a more consistent ground floor that complements the red brick on the upper floors. The depth of the extension would be increased to align with those on either side, providing further consistency and a subordinate addition. It would retain sufficient garden space.

Although the area of the roof terrace would be increased, there is an existing

terrace at the site. Terraces are a feature of the immediate area and the properties either side also have terraces at the same level. The proposed privacy wall would be consistent in design with the appearance of the properties, and the existing wall on the other side.

Overall the proposal is acceptable in terms of siting, scale and detailed design. It is considered that the proposal would preserve the character and appearance of the host property, terrace and conservation area.

Given the siting and scale of the extension which extends to match the depth of the neighbouring extensions on either side it is not considered to harm neighbouring amenity. The proposed terrace would improve the relationship with the adjacent property by introducing a privacy wall on the boundary with No.24. It is considered that the existing boundary wall on the boundary with No.26 is sufficient to protect their amenity. The impact on overlooking, outlook, and light to the neighbouring properties would be negligible and offset by marginal improvements in privacy.

The mature cherry tree in the rear garden would be protected during construction and is secured by condition.

No objections were received during the statutory consultation period. The planning history of the site has been taken into account when coming to this decision.

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.

As such, the proposed development is in general accordance with policies A1, A2, A3, D1 and D2 of the Camden Local Plan 2017 and policies NE2, DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with policies of the Publication London Plan (2020) 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
Chief Planning Officer