

Application ref: 2020/5084/P  
Contact: Jaspreet Chana  
Tel: 020 7974 1544  
Email: [Jaspreet.Chana@camden.gov.uk](mailto:Jaspreet.Chana@camden.gov.uk)  
Date: 22 February 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

ERIN BARR DESIGN  
60 FELIXSTOWE ROAD  
London  
NW105SS

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**13 Sarre Road**  
**London**  
**NW2 3SN**

Proposal: Single storey side and rear extension and associated works  
Drawing Nos: 001 Rev P03, 002 Rev P03, 004 Rev 05, 003 Rev P06, Design and Access Statement.

The Council has considered your application and decided to grant permission subject to the following conditions:

#### Conditions and Reasons:

- 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 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: 001 Rev P03, 002 Rev P03, 003 Rev P06, 004 Rev P05, Design and Access Statement.

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

Informatives:

- 1 Reasons for granting permission:

The size, scale, bulk and design of the proposed side and rear extension is considered to form a subordinate addition to the host building and would respect the character and setting of the neighbouring properties. Furthermore, the proposal's limited visibility would ensure that no significant impact to the character and appearance of the surrounding area would occur.

The existing windows are to be replaced with double glazed timber sash windows which will match the design and detailing of the existing windows. The proposed rooflight in the side part of the extension would be double glazed with a timber frame. The rear part of the extension would involve the insertion of a glazed fixed shut window and aluminium glazed double sliding doors. These alterations would all be considered acceptable.

The proposed extensions would be of a similar size and scale to the extension approved at No.11 Sarre Road, which was granted permission in 2015 (ref: 2015/6197/P). Given their modest size and scale and set off the boundary with No.15 Sarre Road it is not considered to have a significant impact on the amenity of any neighbouring properties in terms of loss of light, outlook or privacy.

Concerns were raised by a neighbour about overlooking, the depth of the extension, consideration of flooding and the impact on biodiversity and the character of the area. During the assessment the proposals were scaled back from the original submission and the revised extension would not project as far into the rear garden. The small area of rear garden lost to the extension is currently a paved patio area, and the additional footprint of the extension would not have a significant impact on the potential of the site to support soft landscaping, nor is it likely to worsen site rainwater runoff. The separation distance from the new patio doors to the rear of the facing properties on Westbere Road is sufficient to maintain privacy within the habitable rooms of those properties. The protection of privacy within rear gardens from garden-level extensions is generally best addressed through appropriate boundary treatments, and the current proposals are not considered to introduce a new and harmful privacy concern.

The planning history of the site has been taken into account when coming to this decision. Therefore, it is considered that the proposed extensions would not significantly detract from the character and appearance of the subject dwelling or the surrounding area. The proposal would be in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017,

policy 2: Design & Character of the Fortune Green West Hampstead Neighbourhood Plan and NPPF 2019.

- 2 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.
  
- 3 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