

Application ref: 2020/5871/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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STS Structural Engineering
58 Crossway
Welwyn Garden City
AL8 7EE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
10 Ardwick Road
London
NW2 2BX

Proposal:

Erection of single storey rear infill extension, conversion of garage into store/W.C., front extension to entrance door and installation of new windows including full height windows at first floor level on side and rear elevations.

Drawing Nos: 2011-1034-001, 002A, 003, 004A, 005A, 006G

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 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved drawings: 2011-1034: 004A, 005A, 006G

Reason:

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

- 4 The new windows, including full height windows, at first floor level on the side and rear elevations will be fitted and retained with obscure glass and fixed shut up to a height of at least 1.7 m above floor level.

Reason: To prevent undue overlooking into the rooms of existing dwellings in the interests of protecting the amenity of residents in accordance with policy A1 (Managing the impacts of development) of the LB Camden Local Plan 2017.

- 5 The use of the flat roof of the single storey rear infill extension hereby approved shall not be used as balcony, terrace or for any other ancillary residential purposes.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policy A1 (Managing the impacts of development) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The proposed single storey rear extension on the north eastern side would align with the two storey rear element on the other side of the building and also with the rear extensions at the immediately neighbouring properties, nos. 8 and 12 Ardwick Road. There are similar sized rear extensions at other properties on this side of Ardwick Road. Due to its size, siting and design, which would be of matching brick, it would not be out of context or character with the existing building, the semi-detached pair or the townscape in general.

The conversion of the integral garage to a store, cloak room, W.C. would not entail any external alterations and so there would be no effects on the appearance of the building or townscape. The proposal to bring the front door forward to align with the main front wall would also not affect the appearance of the building or townscape. The removal of the low level wall at the front of the site would not require planning permission and so its planning merits cannot be considered in this case.

The changes to the fenestration and doors on the side and rear elevations would not result in significant harm to the townscape or visual amenity of the area. The replacement windows and doors on the side elevation would not be visible from the public domain and the enlarged windows and French windows on the rear elevation, on the ground and first floors, would not result in

significant harm to any designated townscape or heritage asset. The amenity implications of the new windows are considered below.

The proposed extensions and alterations would not result in any significant loss of amenity for any adjoining occupiers. The single storey rear infill extension would sit alongside the solid wall of the corresponding extension at the attached property (12 Ardwick Road) and consequently it would not result in any loss of outlook, light or privacy at this site. It would be screened from all other properties and would not result in any loss of light, privacy or outlook.

The alterations at the front, including the garage conversion and forward projection of the front door would similarly not overshadow or be overbearing upon any neighbouring properties or result in any loss of privacy.

New and enlarged windows are proposed on the upper (first floor) level on the side and rear elevations. There are windows in the side of no. 8 Ardwick Road next to these new windows and so a planning condition will be necessary to ensure the provision and retention of obscure glass, to prevent undue overlooking.

A condition regarding the use of obscure glass is also considered necessary for the new French windows at first floor level on the rear elevation, which would serve an ensuite bathroom.

Subject to these conditions, the proposal would not result in any undue loss of amenity for any existing or future occupiers.

One letter of objection was received (from the occupier of the attached property). The matters raised by the neighbour have been considered and the proposal is considered to safeguard the neighbour's concerns.

The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2021 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