

Application ref: 2021/0240/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Email: [Obote.Hope@camden.gov.uk](mailto:Obote.Hope@camden.gov.uk)  
Date: 29 March 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)

Simon Miller Architects Ltd  
1033B Finchley Road  
London  
NW11 7ES

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**51 Upper Park Road  
London  
NW3 2UL**

Proposal:

Demolition of existing single storey rear extension and erection of replacement single storey rear extension at ground floor level.

Drawing Nos: 486 EXOS; 486 PL2 00; 486 PL2 01; 486 PL2 02; 486 PL2 03; 486 PL2 04; 486 PL2 05; 486 PL2 06; 486 PL2 07; TN/MF/0181/20; Design and Access Statement commissioned by Simon Miller Architects dated 14th January 2021 and Covering letter commissioned by Simon Miller Architects dated 14th January 2021.

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: 486 EXOS; 486 PL2 00; 486 PL2 01; 486 PL2 02; 486 PL2 03; 486 PL2 04; 486 PL2 05; 486 PL2 06; 486 PL2 07; TN/MF/0181/20; Design and Access Statement commissioned by Simon Miller Architects dated 14th January 2021 and Covering letter commissioned by Simon Miller Architects dated 14th January 2021.

Reason:

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

- 4 Prior to commencement of any works on site, details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report by Marcus Foster Arboricultural Design and Consultancy dated 30th November 2020 ref: TN/MF/0181/20. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details."

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 policies A2 and A3 of the Camden Local Plan.

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought to demolish the existing ground floor extension to the rear elevation and erect a replacement single storey rear extension of a similar size and footprint. The proposed rear extension is considered to retain a

subordinate relationship to the host building and would similar in bulk, scale and height to the extension being replaced. Thus, there would not be any harmful impact on the appearance of the host and neighbouring properties. Moreover, the rear extension would be appropriately designed by virtue of the reclaimed brickwork, doors and windows which would all be reused during construction of the proposed rear addition and the overall design would not be harmful to the character or appearance of the building or the conservation area.

The overall design is sympathetic to the host building and, given the improvements in architectural detailing, the proposed alterations are considered to enhance the character and appearance of the host building, streetscene and the Belsize Conservation Area.

A tree report was submitted with the planning application and no trees are proposed for removal. The scheme involves development within the root protection area of T4, a contorted willow tree in the rear garden. The arboricultural report refers to the use of helical micro piles to ensure the impact on T4 will be of an acceptable level, however no details have been included with the application. The Council's Tree Officer was consulted and provided the tree protection measures are implemented and suitable foundations are used, the application is considered acceptable from an arboricultural perspective.

The proposal would not be harmful to neighbouring residential amenities in terms of loss of light, outlook, or privacy.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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 proposed development is in general accordance with policies A1, CC1, D1 and D2 of the Camden Local Plan 2017. The proposal 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 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental

health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 4 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.

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 grey rectangular background.

Daniel Pope  
Chief Planning Officer