



Application ref: 2020/4433/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WC1H 9JE

Phone: 020 7974 4444

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www.camden.gov.uk/planning

TG Studio
10 Rathbone Place
London
W1T 1HP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
20 Perrin's Walk
London
NW3 6TH

Proposal:

Erection of a part single, part two storey rear extension and side extension at ground/1st floor following demolition of the existing extension. Erection of roof extension involving 2x side dormers. Excavation of rear terrace at ground floor. Alterations to front boundary, fenestration and landscaping.

Drawing Nos: P-100; P-101; P-200; P-201; P-202; P-210; P-211; P-212; P-220; P-221; P-300 Rev. A; P-301 Rev. A; P-302 Rev. A; P-310 Rev. A; P-311 Rev. A; P-312 Rev. A; P-313 Rev. A; P-320; P-321 Rev. A; P-561; P-560; P-563 Rev.A; P-562; P-564;
Architectural bronze cases by TG Studio dated 15.1.20 and Temporary Works Method Statement dated Dec 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

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

P-100; P-101; P-200; P-201; P-202; P-210; P-211; P-212; P-220; P-221; P-300 Rev. A; P-301 Rev. A; P-302 Rev. A; P-310 Rev. A; P-311 Rev. A; P-312 Rev. A; P-313 Rev. A; P-320; P-321 Rev. A; P-561; P-560; P-563 Rev. A; P-562; P-564; Architectural bronze cases by TG Studio dated 15.1.20 and Temporary Works Method Statement dated Dec 2020.

Reason:

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

- 4 The development shall be carried out in accordance with the Temporary Works Method Statement dated Dec 2020 to retain and protect the front and side elevations. The development shall not be carried out other than in accordance with the approved details.

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

- 5 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". 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 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 London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal is for a part single, part two storey rear and side at ground and 1st floor following demolition of existing. Revisions were received to show integral glazing bars in the windows, reducing the width of the side extension and altering its fenestration following feedback from the Council's Conservation Team. At ground floor the single storey side extension is significantly set back from the front elevation and projects 3.6m in width before stepping in to 3m (max height 3m), the rear element will project 1m in depth along the boundary with No.21 and 2.6m on the other side with a width of 7.9m and height of 2.7m. The shorter link structure between the building and side extension helps it to appear subordinate and breaks up this element.

At first floor it will project 2.4m in depth and 4.9m in width to match the building line of No.21. The traditional roof pitch will be replicated in this extension. It is considered that the extensions would be proportionate to the host property and retain sufficient garden space. The extension will be brick to match the host property with metal fenestration. The fenestration on the front elevation of the side extension was revised to reflect the glazing portions, style and alignment of the existing window on the host property.

Given its corner siting at the end of the street and screening by the existing timber fence boundary along with its set back from the front elevation and street that views of the fenestration will be limited and acceptable in this instance to differentiate the side/rear extension as modern addition .

The roof will be extended along the boundary with No.21 which is significantly taller than the host property but given its modest width and set back from the rear/front of the property views of it will be limited and it would not be a dominant addition. On the side slope two modest dormers are proposed which will appear subordinate. They are significantly set in from the front/rear elevations, although they do sit on the edge of the side elevation of the roof to make them appear symmetrical with the dormer width/height on the other side of the roof slope which is normally contrary to guidance. However, on balance given the set back from the front elevation (3.8m), modest footprints of the two dormers and significant gap between their sitings it would have a limited impact on the character and appearance of the principle elevation with limited views from the street and in this instance would be acceptable.

The front windows will be replaced with double glazed metal windows in a timber frame in a similar style, size and detailed design. The front hanging tiles at first floor will be reinstated which will enhance the host property. An existing side casement window will be replaced with a double glazed window.

A Temporary Works Method Statement has been provided to show that the front and side wall will be retained and the building would not be entirely demolished. The existing front boundary metal gate will be replaced with a timber fence to match the existing boundary following the slope of the road. Within the rear garden modest excavation is proposed to create a level terrace which is not considered harmful in this instance.

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. The Council's

Conservation Team do not object to the revised proposal.

- 2 The rear extension will only project 1m beyond the rear building line of No.21 with a modest height of 2.6, and at first floor it will match it is unlikely to harm their amenity. Given the separation distance from the other proposed alterations and their scale it is not considered to materially harm the amenity of neighbouring properties in terms of loss of light, privacy, overlooking or a sense of enclosure.

The Council's Transport team reviewed the development and raised no objection subject to a Construction Management Plan and associated Implementation Support Contribution of £3,136 and Impact Bond of £7,500 being secured by a Section 106 Agreement.

No trees are to be removed but a condition has been attached requiring tree protection details for neighbouring trees.

No objections were received during the statutory consultation period but two comments regarding right of way were received, this is not a material planning consideration. 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, D2, DM1 and T4 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with policies of The London Plan (2020) and the National Planning Policy Framework 2019.

- 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.

- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 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).

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