

Application ref: 2021/0616/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WC1H 9JE

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planning@camden.gov.uk
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Mary Cleary Architects
22 Barlby Gardens
London
W10 5LW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
Broadside
Admiral's Walk
London
NW3 6RS

Proposal:

Infilling of car port with new (matching) cedar boarded wall with casement windows, replacement roof (with new boiler flue in roof); replacement tiles on main roof with solar PV to rear roof slope; double glazing of windows; alterations to fence/paving at front (with new shed/store provided at corner with Windmill Hill), amended planting at front; replacement stairs to balcony at rear and amended balcony railings, replacement gutters and rainwater pipes and other minor alterations

Drawing Nos: 326_EX: 01, 02, 03, 04

326_PL: 01, 02, 03, 04, 05, 06

Design and Access Statement

Location Plan

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 drawings and document:

326_PL: 01, 02, 03, 04, 05, 06, Design and Access Statement

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Solar panels on rear roof slope

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area and the amenity of the occupiers of neighbouring dwellings in accordance with the requirements of policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Broadside is located on the south side of Admiral's Walk at the junction with Windmill Hill approximately 400m to the north of the centre of Hampstead. It is in the Hampstead Neighbourhood. It is in the Hampstead Conservation Area and Admiral's Walk is dominated by the Grade II Listed Admiral House on its northern side in addition to the Grade II Listed Grove Lodge and Terrace Lodge, also on its northern side.

Broadside is a 1950's house on the southern side and there was another 1950's house (Fleet House) next to it but this has now been demolished and permission granted (September 2013) for a new house now to be erected.

Broadside is a modern house with red brick flank walls and timber boarding to the front and rear. The front elevation has a large double height single glazed hall with narrow windows to the service areas on both sides.

There is a balcony at first floor level to the rear with a metal spiral stairs connecting it to the garden.

The house is described as a "Neutral House" in the Conservation Area Appraisal.

The proposed works would not detract from the form or architectural character of the building and there would be no harm to the character or appearance of the Conservation Area or the setting of the neighbouring Listed buildings.

The proposed works to the front elevation, including the installation of double glazed windows, partial infilling of the carport with matching cedar boarding and casement windows, alterations to the fence and formation of ramp (for a new store behind the fence) and amended planting would not harm the townscape or heritage value of the site or the Conservation Area or impact upon the visual amenity of the area.

The same can be said for the side and rear alterations which include a new flue in the roof of the infilled carport) and the provision of new staircase to the first floor balcony, a new rail on the balcony, the installation of double glazed windows and solar panels on the rear roof slope.

The alterations at the side and rear would not result in a fundamental change to the appearance of the building or the significance of the building in the townscape or Conservation Area. The architectural and historic character of the building would not be compromised.

At the front and to the west the site is adjoined by Admiral's Walk and Windmill Hill and the proposals would not impact upon the outlook, light or privacy of any neighbouring occupiers.

The new house which has been permitted at the adjoining site to the east (Fleet House, planning permission 2013/2051/P granted subject to a section 106 agreement 18-09-2013) does not have any habitable room windows, balconies or terraces on its side facing the application site and so the alterations to the carport (including the new flue) and external staircase would not result in any harm to the amenity or living conditions at this site.

The nearest dwellings to the rear (on Windmill Hill) are over 10m from Broadside and the proposed alterations to the rear would not result in any undue loss of light, privacy or outlook. Due to the orientation, the solar panels on the roof would not result in undue glare at any neighbouring sites. Nevertheless, as the site lies in a Conservation Area, and in the interests of achieving a good standard of design/appearance and reduced glare, a condition is recommended to secure details of the appearance of the solar panels.

No letters of objection have been received following statutory consultation on the application.

The application site's planning history and the adjoining site's planning history have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018-2033. The proposed development also accords with the London Plan 2021 and the NPPF 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer