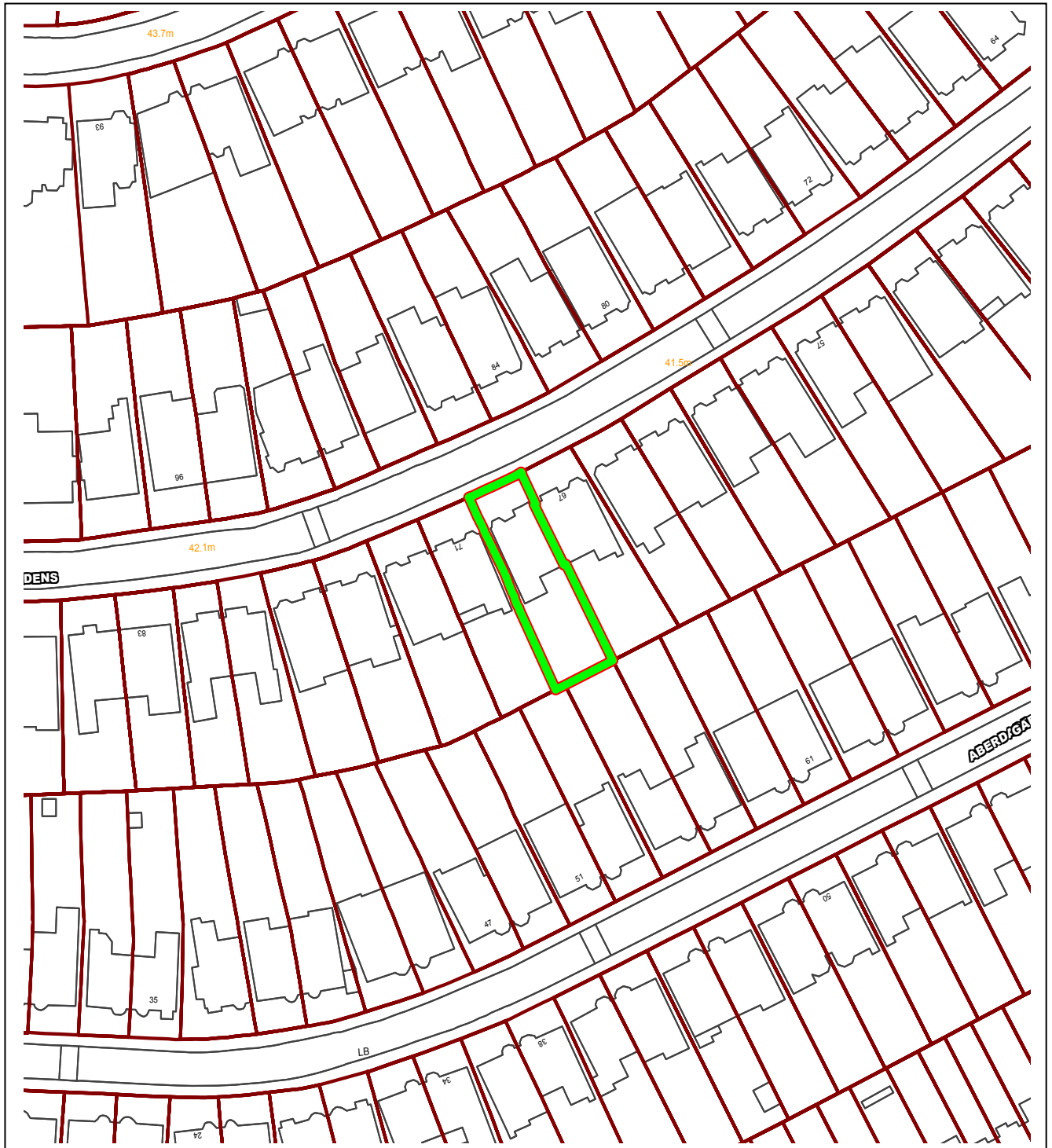


2021/0732/P - Flat 1, 69 Greencroft Gardens, NW6 3LJ



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1. Aerial view rear

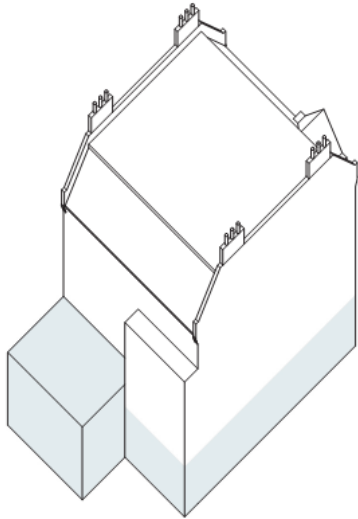


2. Aerial view side

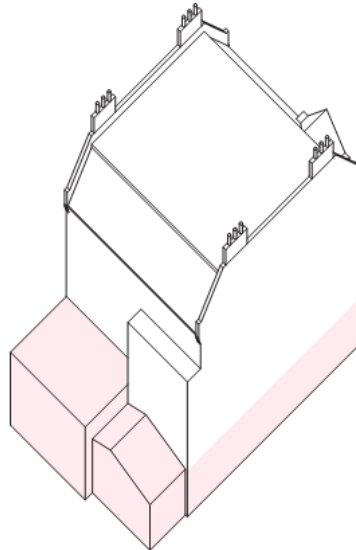


4. Rear elevation - existing

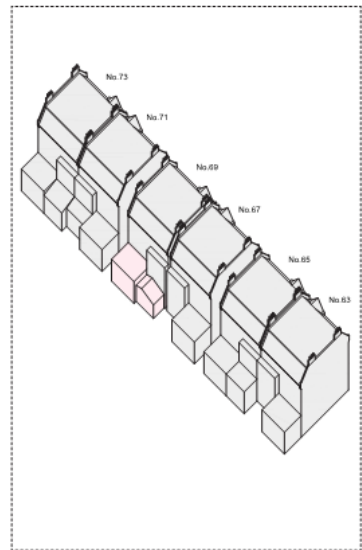
69 Greencroft Gardens, Flat No. 1 as Existing



69 Greencroft Gardens, Flat No. 1 as Proposed



No. 63 to No. 73 Greencroft Gardens



3. Massing diagram with street context

REAR ELEVATION



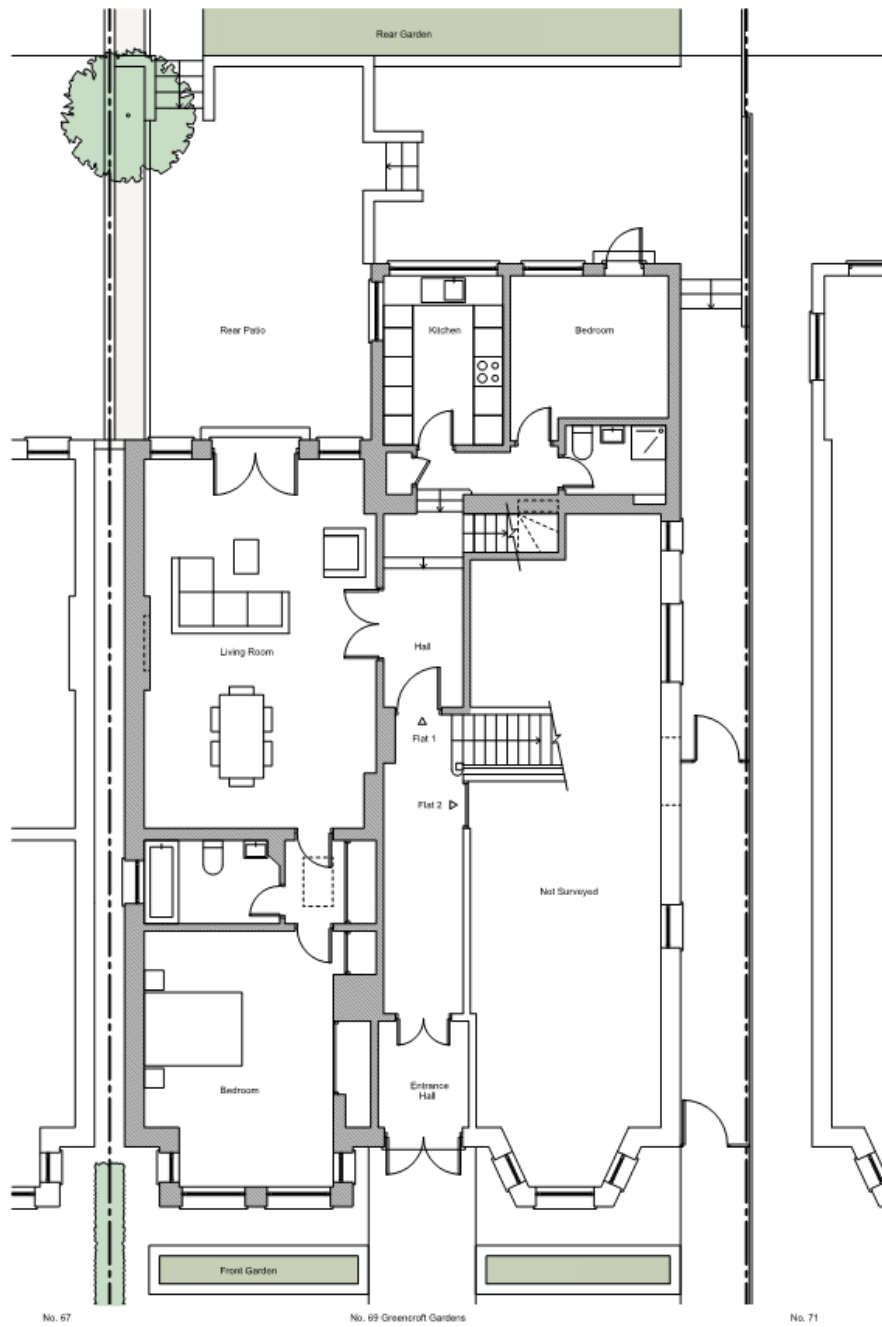
5. Rear elevation - existing

REAR ELEVATION

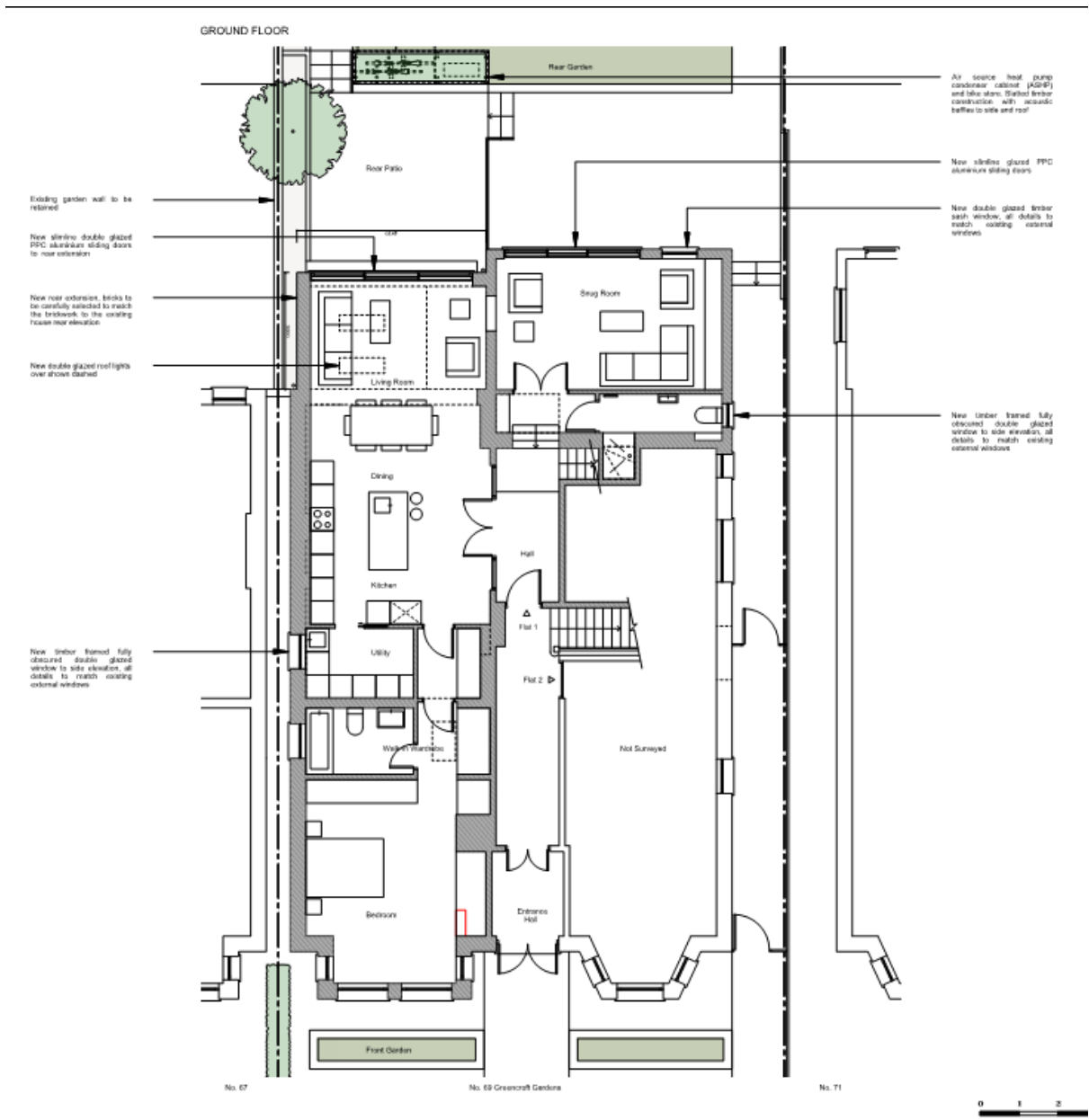


6. Rear elevation - proposed

GROUND FLOOR



7. Ground floor plan - existing



8. Ground floor plan - proposed

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		13/04/2021	
		N/A		Consultation Expiry Date:		09/05/2021	
Officer				Application Number(s)			
Nathaniel Young				2021/0732/P			
Application Address				Drawing Numbers			
Flat 1 69 Greencroft Gardens London NW6 3LJ				Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single storey rear extension; alterations to existing rear outrigger; replacement side windows; installation of air source heat pump in rear garden; erection of timber shed in rear garden for use as bike store and air source heat pump cabinet.							
Recommendation(s):		Grant Conditional Planning Permission					
Application Type:		Full Planning application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. of responses	04	No. of objections	04		
Summary of consultation responses:		Press notice: 15/04/2021 – 09/05/2021 Site notice: 09/04/2021 – 03/05/2021 Four objections were received from the occupiers of Nos. 67a, 69 (Flat 2) Greencroft Gardens and two unknown addresses raising the following concerns: <ol style="list-style-type: none"> Noise and disturbance as a result of the construction process. Negative impact on structural integrity of the building – increase maintenance costs and insurance premiums. Transport of materials to the rear of the property will result in security issues/increased risk of theft (opening of front gate/leaving unattended). Excessive loss of garden – loss of biodiversity. ASHP/Bike store will generate excessive noise and vibration. The mixed rear window design will detract from the character and appearance of the building. Rear extension excessive in height/mass. 					

	<p><u>Officer comments</u></p> <ol style="list-style-type: none"> 1. <i>Noise and disturbance caused as a result of the construction process is not a material planning consideration. The scale of works is not considered sufficient to secure a Construction Management Plan. However, noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. Any building works that can be heard at the boundary of the site must be carried out 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. If this is breached, residents are advised report this to the Council's noise team for investigation.</i> 2. <i>It is not considered that the scale and nature of the proposed works would result in a significant detrimental impact to the structural stability of the property. It would be the applicant's responsibility to cover the costs of any damage incurred. The potential increase in maintenance costs and insurance premiums is not a material planning consideration.</i> 3. <i>This is not a material planning consideration and the application would not warrant refusal on this basis.</i> 4. <i>The proposed rear extension would not extend beyond the existing rear building line (established by the existing outrigger). It would occupy an existing area of hard paved patio and as such would not result in the loss of any significant soft landscaped garden space. The bike shed would occupy a small proportion of garden space (3500mm x 850mm footprint). The majority of the garden would remain unimpaired by development.</i> 5. <i>The applicant has submitted an acoustic assessment which demonstrates that the ASHP would not cause an undue level of noise and vibration. Conditions are also attached to ensure the ASHP will not generate excessive noise and vibration. The occupiers of a single residential flat using a shed for the storage of two bicycles is also not considered to result in a significant detrimental impact to residential amenity.</i> 6. <i>The proposal has since been revised to a more simplified rear window design which is considered to be more coherent and in keeping with the hierarchy of fenestration.</i> 7. <i>With a depth of approx. 3m and a height of approx. 3m on the shared boundary with No. 67, the overall height and massing of the rear extension is considered to be comfortably subordinate to the host building and in keeping with the general pattern of development within the surrounding area.</i>
<p>CRASH (Combined Residents' Associations of South Hampstead)</p>	<p>Object on grounds of poor design. Concern regarding fenestration of both the existing two-storey outrigger and the proposed new rear extension. Use of four different window designs incoherent and discordant.</p> <p><u>Officer comments</u></p> <p><i>The proposal has since been revised to a more simplified rear window design which is considered to be more coherent and in keeping with the hierarchy of fenestration.</i></p>

Site Description

The application site contains a three-storey, detached, residential building (divided into a number of flats), situated on the southern side of Greencroft Gardens. The subject application relates to Flat 1 (part of ground and part of first floor levels).

The application building is located within the South Hampstead Conservation Area, it is not listed but is identified as making a positive contribution to the character and appearance of the conservation area.

Relevant History

None

Relevant policies

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development

A4 Noise and vibration

D1 Design

D2 Heritage

Camden Planning Guidance 2021

CPG Design

CPG Amenity

CPG Home Improvements

South Hampstead Conservation Area Appraisal and Management Strategy 2011

Assessment

1.0 Proposal

1.1 Planning permission is sought for:

- Erection of a single storey rear/side extension (pitched roof) measuring approx. 4.9m (w) x 3.0m (d) x 3.9m (h) at ridge and 3.0m (h) at eaves.
- Provision of ASHP unit in rear garden
- Erection of bike/ASHP shed measuring approx. 3.5m (w) x 0.85m (d) x 1.3m (h).
- Alterations to existing outrigger, including alterations to fenestration and a change in the external finish.
- Replacement of side elevation windows.

Revisions

1.2 During the course of the application the applicant has submitted:

- Revised drawings - simplifying rear windows of outrigger
- Acoustic report
- Sustainability statement

2.0 Assessment

2.1 The material considerations for this application are as follows:

- Design and conservation;
- Residential amenity

2.2 Design and conservation

2.2.1 Local Plan policies D1 and D2 are aimed at achieving the highest standard of design in all developments. Local Plan policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

2.2.2 The proposed single storey rear/side extension is considered to be of an acceptable design, scale and materiality. Given its siting at lower level and lack of public views, the use of aluminium for the extension's fenestration would be acceptable and help differentiate it as a modern addition. After amendments, the alterations to the existing outrigger are considered to be acceptable. The fenestration has been simplified, it would incorporate traditional timber sash windows and a set of aluminium sliding doors which would match the design style and materiality of the new extension fenestration. Both the new extension and newly finished outrigger would use brickwork to match the host building, this is considered to be an improvement to the existing outrigger finish which appears at odds with the building's character. The replacement side windows would be in keeping with the existing and would respect the hierarchy of fenestration. The bike/ASHP shed would be modest in scale and would not occupy an excessive proportion of the rear garden. It would be of timber construction which complements its garden setting.

2.2.3 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The design, scale, siting and materials of the all parts of the development would be in keeping with the character and appearance of the host property and wider conservation area, and as such the character and appearance of conservation area would remain preserved in accordance with policies D1 and D2 of the Camden Local

Plan.

2.3 Residential amenity

2.3.1 Local plan policies A1 and A4 seek to protect the amenity of residents by ensuring the impact of development is fully considered. The quality of life of occupiers and neighbours are protected by only granting permission for development that would not harm the amenity of neighbouring residents. This includes factors such as light, outlook, privacy, noise, vibration and disturbance.

2.3.2 It is not considered that the proposed development would result in an undue loss of residential amenity. The proposed single storey rear extension, approx. 3m in depth and 3m in height (on the shared boundary with No. 67), would not extend beyond the existing outrigger or any neighbouring habitable windows to an extent which would result in an undue loss of light or outlook.

2.3.3 The alterations to the existing outrigger would involve no significant increase in height or mass and no new views would be afforded beyond what has already been established.

2.3.4 The bike/ASHP shed would be modest in height and depth measuring approx. 3.5m (w) x 0.85m (d) x 1.3m (h). It would not occupy an excessive amount of garden space and would not appear as an overbearing structure to users of the shared garden of the subject building or of users of neighbouring gardens.

2.3.5 The applicant has submitted an acoustic assessment which demonstrates that the ASHP would not cause an undue level of noise and vibration. Conditions are also attached to ensure that the ASHP will not generate excessive noise and vibration.

3.0 Recommendation:

3.1 Grant conditional planning permission

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 2nd August 2021, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'

Application ref: 2021/0732/P
Contact: Nathaniel Young
Tel: 020 7974 3386
Email: Nathaniel.Young@camden.gov.uk
Date: 27 July 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
www.camden.gov.uk

AURAA LTD
54 Georgiana Street
London
NW1 0QS

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1

69 Greencroft Gardens

London

NW6 3LJ

DECISION

Proposal: Erection of a single storey rear extension; alterations to existing rear outrigger; replacement side windows; installation of air source heat pump in rear garden; erection of timber shed in rear garden for use as bike store and air source heat pump cabinet.

Drawing Nos: 2038_EX_001, 2038_EX_100, 2038_EX_110, 2038_EX_120, 2038_EX_200, 2038_EX_300, 2038_EX_310, 2038_EX_320, 2038_EX_330, 2038_PA_002 Rev A, 2038_PA_100 Rev A, 2038_PA_110 Rev A, 2038_PA_120 Rev A, 2038_PA_200 Rev A, 2038_PA_300 Rev A, 2038_PA_310 Rev A, 2038_PA_320 Rev A, 2038_PA_330 Rev A, 2038_PA_410 Rev A, Acoustic report ref: 21051-002, Sustainability statement ref: 2038

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

2038_EX_001, 2038_EX_100, 2038_EX_110, 2038_EX_120, 2038_EX_200, 2038_EX_300, 2038_EX_310, 2038_EX_320, 2038_EX_330, 2038_PA_002 Rev A, 2038_PA_100 Rev A, 2038_PA_110 Rev A, 2038_PA_120 Rev A, 2038_PA_200 Rev A, 2038_PA_300 Rev A, 2038_PA_310 Rev A, 2038_PA_320 Rev A, 2038_PA_330 Rev A, 2038_PA_410 Rev A, Acoustic report ref: 21051-002, Sustainability statement ref: 2038

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

- 3 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.

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

Informative(s):

- 1 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

dwelling. 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).

- 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, 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 (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

Chief Planning Officer