

Application ref: 2020/3478/P
Contact: Joshua Ogunleye
Tel: 020 7974 1843
Email: Joshua.Ogunleye@camden.gov.uk
Date: 16 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
www.camden.gov.uk/planning

318 Studio
2 Olaf Street
London
W11 4BE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
21 Parliament Hill
London
NW3 2TA

Proposal: Erection of a single storey rear extension, front porch and bin store to the front garden along with the rebuilding of the front boundary wall.

Drawing Nos: GSA965 - EX01, GSA965 - EX02, GSA965 - EX04, GSA965 - EX08, GSA965 - EX09, GSA965 - EX10, GSA965 - EX11, GSA965 - EX12, GSA965 - PL101, GSA965 - PL109, GSA965 - PL114, GSA965 - PL117 (Received, 05/08/2020), GSA965 - PL1113 A (Received, 16/02/2020), GSA965 - PL102 B, GSA965 - PL103 B, GSA965 - PL105 B, GSA965 - PL110 B, GSA965 - PL111 B, GSA965 - PL112 B (Received, 17/02/2020)

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: GSA965 - EX01, GSA965 - EX02, GSA965 - EX04, GSA965 - EX08, GSA965 - EX09, GSA965 - EX10, GSA965 - EX11, GSA965 - EX12, GSA965 - PL101, GSA965 - PL109, GSA965 - PL114, GSA965 - PL117 (Received, 05/08/2020), GSA965 - PL1113 A (Received, 16/02/2020), GSA965 - PL102 B, GSA965 - PL103 B, GA965 - PL105 B, GSA965 - PL110 B, GSA965 - PL111 B, GSA965 - PL112 B (Received, 17/02/2020)

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

- 4 Prior to commencement of the structural works, full details in respect of the living roof shall be submitted to and approved in writing by the local planning authority. The details shall include
- i. a detailed scheme of maintenance;
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used; and
 - iii. full details of planting species and density.

The living roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The flat roof of the single storey ground floor rear extensions hereby approved in drawings, GSA965 - PL105 A, GSA965 - PL110 A, GSA965 - PL111 A, GSA965 - PL112 A, (received 09/12/2020) shall not be used as a roof terrace, sitting out area or other amenity space.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informatives:

- 1 Reasons for granting permission.

The proposed rear extension would replace an existing full width extension. The proposed extension would also be full width with an overall length of 6.54m approximately 2.35m longer than the rearmost part of the existing rear extension. The overall footprint would be similar to those of rear extensions in neighbouring garden areas.

The new side extension would replace various additions and would tidy up the side elevation. Overall the proposed extensions in form and massing would result in a positive decluttering of the host property's rear and side elevations. The rear extension's depth, width, siting and footprint is considered acceptable

given its similarity to the existing.

The extension would appear as largely glazed form, with bricks matching existing, timber fascia, and its flat roof form hosts a living roof. Officers consider the proposed extension would appear as a lightweight addition and would appear subordinate to the host property. A condition is added to secure details of the proposed green roof prior to works on the structural elements of the extension, in order to ensure that it is designed to accommodate a sustainable living roof.

The erection of a front binstore, replacement front boundary wall and front porch would be located within the front garden area and visible be from the public realm. Officers consider the proposed alterations would be of a modest scale and comprise materials sympathetic to the character and appearance of the surrounding front garden area. Therefore, the proposed works would have an acceptable impact on the wider streetscene and the South Hill Park Conservation Area.

Other works include the installation of permeable paving within the front garden area and rear garden areas. Officers consider the proposed materials and design would contribute to preserve and enhance the character and appearance of the wider conservation area and encourage sustainable drainage.

The proposed structure would benefit from a new side facing window situated on its south elevation. Officers note that outlook from the proposed side elevation windows would be similar to existing and would largely be obscured by the exiting boundary fence. As such it is not considered that the development would give rise to adverse overlooking impact.

Given the proposed rear extension's orientation and position alongside side existing extensions at No.19 and No.23, officer do not consider the proposed extension would give rise adverse loss of light, or loss of privacy impact on neighbouring properties. A condition would be added preventing the roof of the proposed ground floor extension from being used as an outdoor amenity space in order to protect privacy in neighbouring habitable rooms.

This application is considered acceptable on the basis of revised drawings showing, a reduction in the proposed extension's height, width and details of paving materials.

One objection was received from neighbouring properties and the revised application is considered to be acceptable when taking account of the issues raised. The site's planning history was taken into account when determining this application.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies A1, A3, D1 and D2 of the Camden Local Plan 2017 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2018; and the provisions of the National Planning Policy Framework 2019.

- 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 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.
- 3 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.

- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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