

Application ref: 2021/0478/P
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Date: 14 September 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

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Neale and Norden Consultants
17-19 Dartmouth Park Avenue
London
NW5 1JL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
5 Tanza Road
London
NW3 2UA

Proposal: The installation of an inset balcony on the rear roof slope, extension of main side roof slope with solar panels, single storey side extension to side store, replacement and new windows and doors.

Drawing Nos: D01, D03, D04, D05, D06, D07, D08, D09, D10, D12A, D13A, D14A, D16, D19, D20, D21, D22, D23, D24 (Received 02/02/2021) D15B, D17C, D18C, Design and Access Statement (Received 08/08/2021)

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: D01, D03, D04, D05, D06, D07, D08, D09, D10, D12A, D13A, D14A, D16, D19, D20, D21, D22, D23, D24 (Received 02/02/2021) D15B, D17C, D18C, Design and Access Statement (Received 08/08/2021)

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

- 4 Prior to installation of the photovoltaic cells, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

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.

Informative(s):

- 1 Reasons for granting permission.

The existing pitched side roofslope would be extended with a steeper slope and closer to the side elevation of the host building. The proposed massing would be partially screened by the existing side gable roofs and the front and rear roofslope. As such, the proposal would not be visually prominent from within the public realm. Similar extensions and other roof forms on neighbouring's properties exist. It is considered that the proposed roof extension would preserve the character and appearance of the South Hill Park Conservation Area.

The proposed single storey side extension would sit at lower ground level and project above the existing side access door. Other similar additions exists in the prevailing pattern of development. On balance, its materials and design would preserve the character and appearance of the South Hill Park Conservation Area.

The proposed inset balcony would be located on the rear roofslope. It would sit alongside similar roof alterations on the rear roof slopes of neighbouring properties on Tanza Road. It would include the installation of a timber framed double glazed timber French door, with glass balustrades. The inset balcony would be considered to be a relatively sensitive alteration to the host property's character and appearance, and would preserve the character and appearance of the surrounding South Hill Park Conservation Area.

The proposal would including the installation of PV Panels on the extended side roofslope. Full details would be secured by planning condition to ensure that the character and appearance of the host property and the surrounding conservation area would be preserved.

No objection is raised to the installation of new side facing windows. The new windows proposed would be positioned near the side elevation's front and rear edge, away from neighbouring windows. Therefore, it is not considered that the proposed windows would give rise to an unacceptable increase in overlooking or loss of privacy impact on neighbouring properties. On balance, all of the proposed works are not considered to result in undue harm to neighbouring amenity in terms of overlooking, loss of privacy, loss of light/outlook.

The other replacement fixtures would comprise acceptable materials and design for the context. Officers consider the works would preserve the host property's appearance as well as the wider South Hill Park Conservation Area.

One objection was received from the Heath & Hampstead Society. This was withdrawn following the receipt of revised drawings to remove windows in the front and rear elevations . 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, 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 2021; and the provisions of the National Planning Policy Framework 2021.

- 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 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).

- 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 2021.

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 typed name and title.

Daniel Pope
Chief Planning Officer