

Application ref: 2021/2651/P
Contact: Ewan Campbell
Tel: 020 7974
Email: Ewan.Campbell@camden.gov.uk
Date: 30 September 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

Vale Garden Houses
Belton Park
Londonthorpe Road
Grantham
NG31 9SJ
Lincolnshire

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
9 Pilgrim's Lane
London
NW3 1SJ

Proposal:

Erection of single storey rear extension with associated landscaping
Drawing Nos: A2Q 13157-1B (P1), 1.B (P2), 1.B (P3), 1.B (P4), 1.B (P5), 1.B (P6),
BOO2595/201, FZD_101 (Rev A), 120, 204 (Rev G), Heritage, Design and Access
Statement (June 2021), Details of External Materials document and Vale Garden
Houses Manufacture and Application Statement (May 2021)

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 policies 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 A2Q 13157-1B (P1), 1.B (P2), 1.B (P3), 1.B (P4), 1.B (P5), 1.B (P6), BOO2595/201, FZD_101 (Rev A), 120, 204 (Rev G), Heritage, Design and Access Statement (June 2021), Details of External Materials document and Vale Garden Houses Manufacture and Application Statement (May 2021)

Reason:

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

- 4 Prior to commencement of development , full details in respect of the living wall in the area indicated on the approved plans shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance including irrigation
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living wall 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 G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017

Informatives:

- 1 Reasons for granting permission.

The proposed single storey rear extension measuring 4.1m in depth, 6.4m in width and a height to the eaves of approximately 3.1m and a maximum height of 4.0m. The extension will present itself as a timber conservatory with both a shallow pitch roof and a crown conservatory style roof and would include a 'living wall' to one side and a glazed frame.

The principle of a single storey rear extension was established most recently under ref. 2020/2462/P. This application is considered to be an improved design from the previous scheme.

The scale and design are sympathetic to the host property, it is considered to be a subordinate addition to the host property and maintains a reasonable rear garden.

It is noted that rear extensions are a common feature within the street including similar scale extensions at No. 5 and 7 Pilgrims Lane and the development would be in keeping with the prevailing pattern of development. The existing raised rear patio will be extended to facilitate the new extension which is considered acceptable.

In terms of materials the extension will be a mixture of tinted timber glazing, brick and traditional lead roof and wall which provide a considered approach to the host property. The retention of the exposed brick wall of the building is supported and will positively add to the overall character and relationship between the extension and dwelling house. The traditional design mixed with the sympathetic materials overall means the design is considered acceptable.

It is considered that due its siting, design, materials and scale is not considered to cause harm to the grade II building's special interest or setting, or to the conservation area. The Council's Conservation Officer raised no objection.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the listed building, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Given its scale, siting and distance from neighbouring properties it is not considered that the development will have a material impact on the amenity of neighbouring properties in regard to loss of light, privacy or outlook.

A living wall is proposed on the extension, details of this and its installation are secured by condition.

No objections were received during the statutory consultation period. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, CC1, CC2, CC3, D1 and D2 of the Camden Local Plan 2017 and DH1 and DH2 of the Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 2021.

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