

Application ref: 2021/2517/P
Contact: Joshua Ogunleye
Tel: 020 7974 1843
Email: Joshua.Ogunleye@camden.gov.uk
Date: 2 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

Square Feet Architects
95 Bell Street
London
NW1 6TL
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
24 Netherhall Gardens
London
NW3 5TH

Proposal: Erection of a single storey rear extension

Drawing Nos: 1916_L-001 Rev A, 1916_L-002 Rev A, 1916_L-015 Rev A, 1916_L-016 Rev A, 1916_L-033 Rev B, 1916_L-045 Rev A, 1916_L-046 Rev A, Design and Access Statement (Received 20 May 2021), 1916_L-006 Rev B (Received 24 August 2021), 1916_L-036 Rev B (Received 25 August 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: 1916_L-001 Rev A, 1916_L-002 Rev A, 1916_L-015 Rev A, 1916_L-016 Rev A, 1916_L-033 Rev B, 1916_L-045 Rev A, 1916_L-046 Rev A, Design and Access Statement (Received 20 May 2021), 1916_L-006 Rev B (Received 24 August 2021), 1916_L-036 Rev B (Received 25 August 2021)

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

Informative(s):

- 1 Reasons for granting permission.

The application relates to a two storey, semi-detached dwelling house on the eastern side of Netherhall Gardens. The property sits in a visually prominent location along the streetscene and is particularly visible along the junction with Netherhall Way. This application relates to the erection of a single storey rear extension.

The proposed single storey rear extension would extend from the rear wall of the host property's rear projection at ground floor level. It would match the rear projection's width of 5.560m and extend along the boundary wall with No.24a to a depth of 2.5m. The extension would comprise a hipped roof design with a ridge height of 4m and an eaves height of 3m.

Officers consider the proposed extension would represent a modest addition within its context. Its bulk and massing would remain visually at ground floor level with its ridge height set below the cill of the first floor windows. Officers welcome the introduction of a chamfered wall along its southern elevation and consider the proposed extension would have an acceptable impact on the host property's character and appearance.

The proposed side extension would not be visible from the public realm and would only be partially visible from the rear gardens of neighbouring properties. It would be finished in red brick with timber framed windows and doors, matching the host property. Officers consider the proposed materials would be appropriate within the context of the host property's character and appearance as well as the surrounding conservation area.

The proposed ground floor extension would sit along the boundary wall with No.24a alongside a canted bay window. It would replace an existing 3m high boundary timber trellis fencing. Although, only 1.5m of the proposed extension's depth would project beyond the rear of an existing bay window on

the rear elevation of No.24a. Given the proposed extension's modest depth and height within its setting, officers consider it would not give rise to adverse daylight/sunlight impact. Furthermore, no new side elevation windows are being proposed, as such it would not give rise to adverse overlooking impact.

This application was considered acceptable on the basis of revised drawings showing updated a scale bar.

Four letters of objections were received from neighbouring properties. Although, two of these objects relate to the same address. The objections are considered in detail within the attached consultation summary. 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. The proposed development also accords with the London Plan 2021; and the provisions of 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 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.

- 4 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.

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 printed name and title.

Daniel Pope
Chief Planning Officer