

Application ref: 2021/1607/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Deeper Green  
Unit 1  
West Street  
Lewes  
BN7 2NZ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**2 Vane Close**  
**London**  
**NW3 5UN**

**Proposal:**

Erection of single storey rear extension with bay window, roof light and green roof, enlarged window to south elevation at ground floor and installation of ASHP to side.

Drawing Nos: Site Location and Block Plan 2004/P\_001A, 002A, 011A, 022A, 021A, 004A, 003A, 201A, 100, 122B, 121A, 101A, 124, 123A, 111A, 104A, 125, 301, Design and Access Statement (March 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 Site Location and Block Plan 2004/P\_001A, 002A, 011A, 022A, 021A, 004A, 003A, 201A, 100, 122B, 121A, 101A, 124, 123A, 111A, 104A, 125, 301, Design and Access Statement (March 2021).

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

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall meet the 'Amber' criteria of policies A1 and A4 of the London Borough of Camden Local Plan 2017 at the nearest and/or most affected noise sensitive premises, with the machinery operating at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment 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 Reasons for granting permission:

The proposed alterations to the rear including replacement of existing conservatory with a similarly scaled rear extension with biodiverse roof covering, roof light and sun pipes are considered acceptable in terms of scale, design and materials and follows pre-app advice discussions with the applicant, ref: 2020/4810/PRE.

The new extension shall have broadly the same footprint as the existing conservatory to be replaced and will be approximately the same height, although the new extension shall have a flat roof as opposed to the single pitch conservatory. The maximum height of the new extension shall be lower than the existing conservatory.

The extension shall be brick built in materials to match the host property, with a glazed projecting bay facing the enclosed rear garden. To the rear, the host property benefits from a brick wall approximately 2m high which surrounds the rear garden space, this enclosure will mostly shield views of the proposed extension from the public realm. It would be noticeable above the boundary wall in some public views (as is the existing conservatory), however the new extension shall be softened by the installation of the biodiverse roof covering. The roof light and sun pipes will provide natural light to internal spaces but will not harm the appearance of the property from the public realm. The material and colour of the new window frame will match others on the host building.

Overall the proposal is considered to preserve the character and appearance of the host property and surrounding conservation area.

The proposals are not considered to harm neighbouring residential amenity in terms of loss of privacy, daylight or outlook. The installation of an air source heat pump is included with the application. The revised position of this is considered to be appropriately hidden behind the boundary wall and the technical details have been assessed by the Council Environmental Health Officer who has raised no objection to the proposals in terms of noise impact to neighbouring properties.

No objections were received prior to the determination of the application. The planning history of the site and surrounding area has been considered when determining this application.

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

As such, the proposed development is in general accordance with policies A1, A3, A4, CC1, CC2, D1, and D2 of the London Borough of Camden Local Plan 2017 as well as policies DH1, DH2 and NE4 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2021, and the National Planning Policy Framework 2021.

- 2 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](http://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.

- 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 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).

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 written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer