

Application ref: 2021/1397/P
Contact: Joshua Ogunleye
Tel: 020 7974 1843
Email: Joshua.Ogunleye@camden.gov.uk
Date: 13 October 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

GATTI ROUTH RHODES
Gatti Routh Rhodes
Studio 3, 305 Cambridge Heath Road
London
E2 9LH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
26 Nassington Road
London
NW3 2UD

Proposal: Erection of a single storey rear extension (following demolition of existing conservatory) and replacement of windows at ground floor level on the front façade and window/door on rear façade.

Drawing Nos: 344-A-P-001; 344-A-P-100; 344-A-E-200 Rev A; 344-A-E-201 Rev A; 344-A-E-210; 344-A-X-100; 344-A-X-200 Rev A; 344-A-X-201 Rev A; 344-A-D-500; 344-A-REP-DAS-01 March 2021); 344-A-SK-002; and 344-A-SK-003 Rev A.

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:

344-A-P-001; 344-A-P-100; 344-A-E-200 Rev A; 344-A-E-201 Rev A; 344-A-E-210; 344-A-X-100; 344-A-X-200 Rev A; 344-A-X-201 Rev A; 344-A-D-500; 344-A-REP-DAS-01 March 2021); 344-A-SK-002; and 344-A-SK-003 Rev A.

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

- 4 The flat roof of the single storey rear extension hereby approved 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 A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application site is a a large semi-detached property in use as flats. This application relates to the ground floor flat. The property is not listed, but is located within the South Hill Park Conservation Area and the Hampstead Neighbourhood Plan Area. The property was relatively recently extended to the rear following a grant of planning permission in 2013 (Ref: 2013/3357/P). The design of the constructed extension restricts light and outlook to a window which serves the same flat, the proposal is to replace that extension with one which works more positively with the flat and site layout. It would also limit overlooking of the internal space from neighbouring flats.

The proposed extension is contemporary in design utilising concrete and timber cladding. It is smaller in footprint and depth and the maximum height is no higher than the existing conservatory extension, although it is taller to the eaves and closer to the boundary with No. 24 Nassington Road.

In design terms, the height, scale and massing is considered acceptable, the existing building is large and the extension would be subordinate. The form of the new extension has a more positive relationship to the building than the existing extension and whilst the proposed extension is contemporary in design it is tucked away at the back of the building and the rear of the property has already been substantially altered with large white rendered additions. In this context it is considered acceptable.

The proposed ground floor extension would replace a section of the existing boundary wall with No.24. The ground level within the rear garden of No.24 is higher than at No.26. Due to this, the proposed extension would have a height of 2.5m on the boundary to the rear garden area of No.24. It is considered that the proposed extension would not give rise to an increased sense of enclosure given its modest depth and height along the boundary.

Given the scale of the proposed rear extension and its position in relation to the neighbours it is considered that the proposed extension would not give rise to loss of light to neighbouring properties.

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 existing boundary fence. It is recommended that a condition be imposed preventing the roof of the proposed extension from being used as an outdoor amenity space in order to protect privacy of neighbouring properties. As such it is not considered that the proposed extension would give rise to a materially increased level of overlooking.

The proposal includes the replacement of existing windows/doors serving the ground floor flat, replacing them with new double glazed units. They would be timber framed and painted white. Officers consider their appearance and design would preserve the host property's appearance as well as the character and appearance of the wider Hampstead Conservation Area.

No objections were received from neighbouring properties. 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 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 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