

Application ref: 2021/3393/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Peek Architecture Ltd
12-13 Poland Street
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W1F 8QB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
4 Ellerdale Close
London
NW3 6BE

Proposal: Erection of a single storey side extension

Drawing Nos: EX00, EX101, EX102, EX105, EX106, EX108, Design and Access Statement (Received, 12/07/2021), PL201 Rev A, PL205 Rev, PL206 Rev A, PL208 Rev A (Received, 14/09/2021), PL202 Rev B (Received, 12/07/2021)

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 if in CA] 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: EX00, EX101, EX102, EX105, EX106, EX108, Design and Access Statement (Received, 12/07/2021), PL201 Rev A, PL205 Rev, PL206 Rev A, PL208 Rev A (Received, 14/09/2021), PL202 Rev B (Received, 12/07/2021)

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

- 4 The flat roof of the single storey ground floor rear extensions hereby approved in drawings, PL205 Rev, PL206 Rev A, PL208 Rev A (Received, 14/09/2021), PL202 Rev B (Received, 12/07/2021) 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 CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the relevant works, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance
- 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 roofs 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 D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed extension would also be would be 3.2m wide and 7.1m deep, covering 22.5sqm of the rear garden area. The overall footprint would be be less than 50% of the rear garden space, covering a mostly underused section of the garden area. Its bulk and massing would remain visually at ground floor level with its 3.5m high flat roof being set below the cill of the first floor windows. Overall the proposed extensions in form and massing would be sensitive to the host property's character and appearance.

The proposed side extension would be mostly screened from public view by virtue of its position behind an existing single storey front extension. Its flat roof design would incorporate roof lights and a green roof. It would be built with a matching bricks and large timber framed windows. The proposed materials would appear similar to the existing rear extensions in neighbouring gardens. As such its materials and design would have an acceptable impact on the host property's character and appearance and that of the Fitzjohns/Netherhall Conservation Area.

The proposed extension would sit along the boundary with No.18 Frognaal Way. Given the degree of set back from the neighbouring building, the the proposed side extension's orientation, the boundary treatment, and the proposed structures modest scale, it is not considered that it give rise adverse loss of light or overbearing impact on its setting.

The proposed extension would not comprise any glazing along its side elevation. However, it would benefit from a new front and rear facing glazing, outlook from the proposed side elevation door would be similar to existing and would largely be screened by the existing boundary fence. Therefore, officers consider the development would not have an adverse overlooking impact. A condition prevents the roof of the proposed ground floor extension from being used as an outdoor amenity space in order to protect privacy in neighbouring habitable rooms.

No trees would be removed/pruned as part of the works. Only shrubs would be impacted.

No objections were received from neighbouring properties. The site's planning history was taken into account 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 the Planning (Listed Buildings and Conservation Areas) Act 1990.

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 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 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 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



Daniel Pope
Chief Planning Officer