

Application ref: 2020/1780/P
Contact: Richard Limbrick
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Date: 22 October 2021

Development Management
Regeneration and Planning
London Borough of Camden
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Erica Jong Architects
48 Fairhazel Gardens
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**26 Christchurch Hill
London
NW3 1LG**

Proposal:

Erection of a single-storey rear orangery extension to dwellinghouse (Class C3).
Drawing Nos: Site location plan; 1305.01D; 1305.03; 1305.04C; Arboricultural Method
Statement dated 10 Feb 2012.

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 The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Site location plan; 1305.01D; 1305.03; 1305.04C; Arboricultural Method Statement dated 10 Feb 2012.

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

- 3 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, and DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 4 No works shall commence until an update addendum to the Arboricultural Method Statement dated 10 Feb 2012, providing details of the current condition and size of the trees, is submitted to and approved in writing by the local planning authority, and until the measures of tree protection have been fully implemented in accordance with the statement and addendum. The tree protection measures shall thereafter be retained and maintained for the duration of the demolition and construction period.

Reason: Development must not commence before this condition is discharged to ensure the retention of, and avoid irrevocable damage to, the retained trees which can provide an important visual amenity for the locality and the wider surrounding area in accordance with policy A3 of the Camden Local Plan 2017 and NE2 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 Reasons for granting permission:

This application seeks permission for a single storey orangery to the rear of the dwelling. It is the same as the previously granted, but now expired, permissions for the erection of a single-storey rear orangery extension, granted under applications 2010/4767/P and 2010/4768/L.

The site is a Grade II listed building in the Hampstead Conservation Area. The proposal has not changed since the previous permission and although a new development plan is in place (London Plan, Camden Local Plan, and Hampstead Neighbourhood plan) nothing in local or national policy has changed which would change the acceptability of these works since the 2010 listed building consent and planning permission.

The previous planning permission required an Arboricultural Method Statement before works commenced. This was later approved under application 2012/1132/P. Whilst most of the statement remain valid, it was based on the condition and size of the trees eleven years ago, so an addendum would be required to confirm any changes to the size and condition of the trees, and any measures needed to account for any changes.

The proposed scale and materials of the development would not cause harm to the significance of the listed building and there is existing access between the

listed building and the site of the proposed conservatory. There would be no harm to historic fabric, plan form, or evidential value.

The proposals would preserve the character and appearance of the Hampstead Conservation Area, because the positive contribution which the site makes to the character and appearance of the Conservation Area would not be diminished by the proposals. On balance their impact is therefore considered to be neutral.

The council has had special regard to the desirability of preserving the character and appearance of the Conservation Area, and the listed building, its setting, and its features of special architectural and historic interest.

The proposed development would not cause undue harm to the residential amenity of neighbouring properties by way of visual privacy and outlook; sunlight, daylight and overshadowing; or noise and vibration.

No objections have been raised in relation to the application. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with Policies A1, A3, D1 and D2 of the Camden Local Plan 2017, and DH1, DH2 and NE2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer