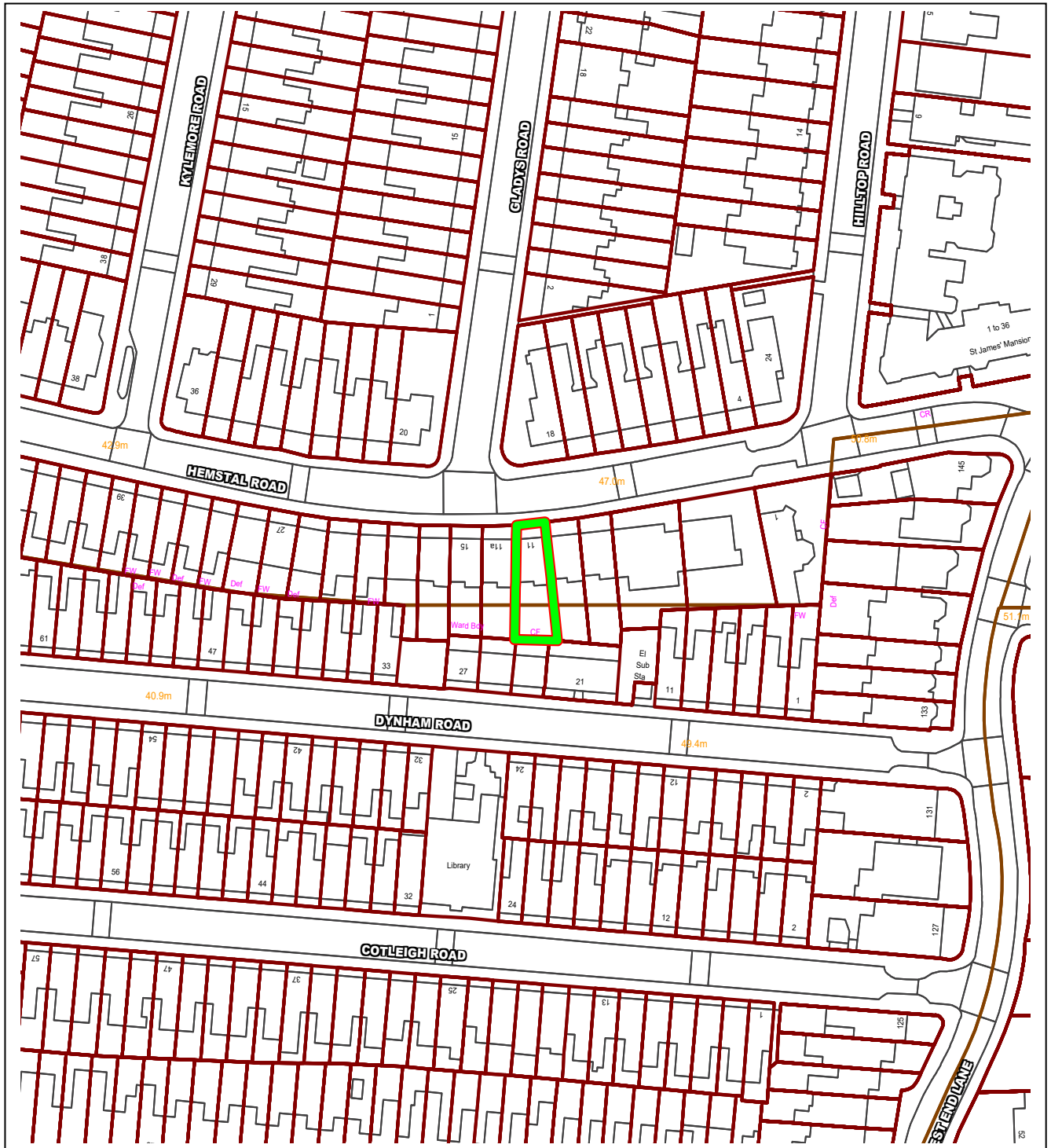


2021/3308/P  
Flat A, 11 Hemstal Road



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

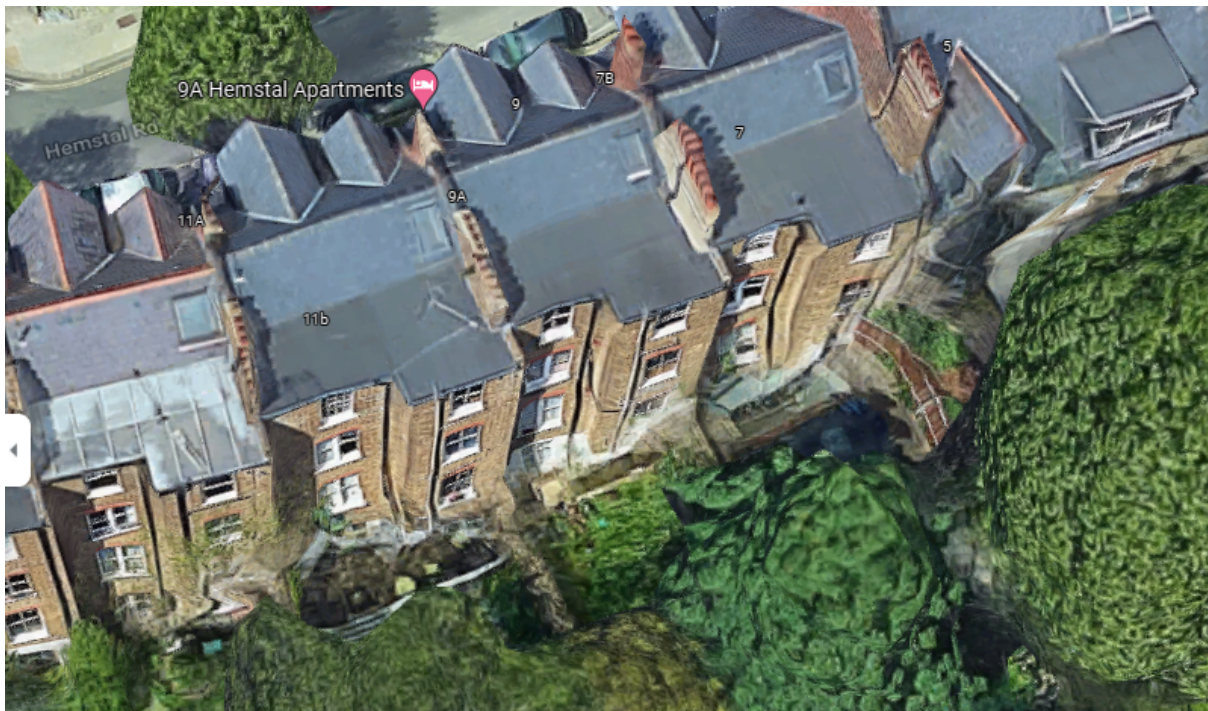
**Photos for 2021/3429/P – Flat 1, 11 Hemstal Road**

**1. Photo to the front Elevation showing housing design and type**





2. Screenshot of rear elevation showing previous extensions and original design of rear of the properties



3. Screenshot of rear elevations of Hemstal Road further showing rear elevation design





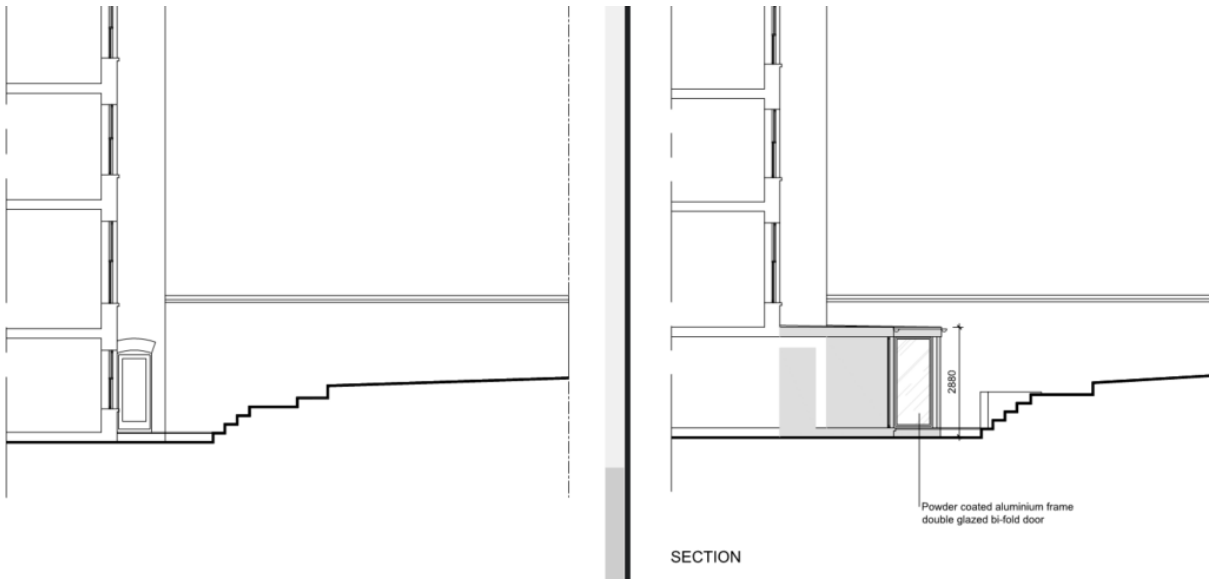
#### 4. Existing and Proposed Floor Plans



#### 5. Existing and Proposed Elevations



6. Existing and Proposed Elevations (2)



Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	13/10/2021
				Consultation Expiry Date:	19/10/2021
Officer			Application Number(s)		
Ewan Campbell			2021/3308/P		
Application Address			Drawing Numbers		
Flat A, 11 Hemstal Road, London, NW6 2AB			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of single storey rear extension					
Recommendation(s):		Grant Conditional Planning Permission			
Application Type:		Full Planning Permission			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
		No. of responses	03	No. of objections	03
Adjoining Occupiers:		<p>Comments are from the addresses below:</p> <p>Flat B, 11 Hemstal Road, London, NW6 2AB  Flat C, 11 Hemstal Road, London, NW6 2AB  Flat D, 11 Hemstal Road, London, NW6 2AB</p> <p>Concerns include:</p> <ul style="list-style-type: none"> <li>• Issue with the notice of planning permission</li> <li>• Flat is designed as a one bedroom flat</li> <li>• Change of use application</li> <li>• Waste and gutter pipes affected</li> <li>• Water risk to basement flat</li> <li>• Flat roof not a positive contribution in terms of appearance</li> <li>• Building work will take considerable time</li> <li>• Bin and recycling facilities affected</li> <li>• Security issue for ease of access due to flat roof</li> </ul>			

*Officer's comments: The design and appearance will be discussed in para's 2.2.5 – 2.3.3 of the officer's report.*

*As this application relates to the extension of an existing dwelling it is not a change of use application (i.e. the use class will remain the same) and there is no need to consider waste and bin storage as there should be no change to existing arrangements given the scale of the proposed works. Issues relating to guttering are not a planning consideration and would instead need to be dealt with between the relevant land owners privately.*

## Site Description

The site is a lower ground floor residential flat in mid terrace property located within Hemstal Road. The area is characterized by mixture of property styles with apartment blocks and different styles of terrace properties however all share red brick materials.

## Relevant History

Relevant planning records at the application site:

N/A

## National Planning Policy Framework 2012

### The London Plan 2021

### Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

### Neighbourhood Plans

Fortune Green and West Hampstead Neighbourhood Plan

### Camden Planning Guidance (CPG)

CPG Design (January 2021)

CPG Amenity (January 2021)

CPG Home Improvements (January 2021)



## Assessment

### 1 PROPOSAL

- 1.1 Planning permission is sought for a stepped single storey rear extension
- 1.2 The extension would extend out from the rear elevation of the host dwelling by 3.0m and 8.0m in width and height of 2.9m.

### 2 ASSESSMENT

2.1 The material considerations for this application are as follows:

- Design and Heritage;
- Amenity
- Trees

#### 2.2 Design and Heritage

2.2.1 The proposed single storey rear extension on the lower ground floor would measure 3.0m in depth, 8.0m in width and a height of 3.0m. The design incorporates a flat roof and the stepped elevation which is existing. The site is not located in a Conservation area but is within the Fortune Green and West Hampstead Neighbourhood Plan Area and also the Kilburn Neighbourhood Planning Forum area.

2.2.2 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 requires extensions to consider the character, setting, context and the form and scale of neighbouring buildings; and the character and proportions of the existing building. Camden's design policies are supported by Camden Planning Guidance Design.

2.2.3 CPG 'Design' states that 'good design should respond appropriately to the existing context by ensuring the scale of the proposal overall integrates well with the surrounding area, carefully responding to the scale, massing and height of adjoining buildings, the general pattern of heights in the surrounding area, and positively integrating with and enhancing the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views, vistas and landmarks.'

2.2.4 CPG 'Altering and extending your home' states that new rear extension should be subordinate to the original building, its height and depth should respect the existing common pattern of rear extensions at neighbouring sites, where they exist. It further advises that a single storey ground floor extension is generally preferable to those proposed at higher levels/floors, as extensions above ground floor tend to have greater negative impacts on neighbouring amenity. In cases where a higher extension is found to be appropriate, a smaller footprint will generally be required in order to mitigate any increase in visual mass and bulk, overshadowing and sense of enclosure that would be caused by the additional height of the extension.

2.2.5 The extension is considered to be acceptable in bulk and massing. It is granted that there is little full width ground floor extensions on this side of the street; however, they are present on the other side of Hemstal Road. Because of the lower ground floor nature of the proposal, the bulk of the proposal is reduced and concealed and does not significantly impact on the character of the site.

2.2.6 The materials are also of good quality; with aluminium bi fold doors and windows and London stock brick to match the existing. This means the extension's appearance will not adversely impact the character of the site or area.

2.2.7 In terms of character, the uniformity of this part of the street; with the triple bay windows and sharply pitched front dormers, means that this section positively contributes to the area. However to

the rear, the character is not as significant and means that, if an extension is appropriately scaled and does not impact the front elevation, the level of impact to the character of the site and area is reduced.

2.2.8 As such the proposed development is in general accordance with policies A1, D1 of the London Borough of Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbouring Forum. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021

## 2.3 Amenity

2.3.1 In terms of amenity, because of the high walls on both boundaries, the impact is not considered significant. The extension comes up to the top of the wall measuring at 3.0m on the boundary of No.11A and is also under the wall of the boundary of No. 9 by 0.7m. This means any issues of loss of outlook, daylight, sunlight or an increased sense of enclosure are mitigated against.

2.3.2 Furthermore the proposal would not contribute to a loss of privacy or increased overlooking due to the height.

2.3.3 No objections have been received prior to making this decision and the planning history of the site has been taken into account when coming to this decision.

## 2.4 Trees

2.4.1 No tree information has been submitted as part of this application however upon a desk based assessment the extension would not impact any nearby trees and therefore is considered acceptable

## 3 **RECOMMENDATION**

3.1 Grant conditional planning permission.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members' Briefing panel on Monday 18<sup>th</sup> October 2021, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2021/3308/P  
Contact: Ewan Campbell  
Tel: 020 7974  
Email: [Ewan.Campbell@camden.gov.uk](mailto:Ewan.Campbell@camden.gov.uk)  
Date: 12 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

V M Architects  
21 Sunningfields Road  
London  
NW4 4QR

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:

**Flat A**  
**11 Hemstal Road**  
**London**  
**NW6 2AB**

**DECISION**

Proposal: Erection of single storey rear extension

Drawing Nos: 397-000, 001, 010, 020, 030, 101, 111 (Ground Floor Plan), 111 (First Floor Plan), 120

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 397-000, 001, 010, 020, 030 101, 111 (Ground Floor Plan), 111 (First Floor Plan), 120

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

Informative(s):

- 1 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).
- 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](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.



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

Chief Planning Officer

**DRAFT**

**DECISION**