

Application ref: 2021/0544/P  
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Date: 25 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/planning](http://www.camden.gov.uk/planning)

Egg Group  
Ambition Broxbourne Business Centre  
Pindar Road  
Hoddesdon  
EN11 0FJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**5A Back Lane  
Hampstead  
London  
NW3 1HL**

Proposal:

Extensions and alterations to existing dwelling including partially raising and reshaping roof, replacement of the lower ground floor conservatory, replacement glazed stair link at first floor level, replacement of existing terrace structure, replacement air conditioning and replacement terrace screening.

Drawing Nos: 31174 P\_001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011a, 012, 013, 014, 015a, 016a, 017, 018, 019, 020, 021, 022a, 023, 024, 025, 031a, 032a, 033, Daylight and Sunlight letter from GIA Chartered Surveyors dated 13/01/2021, Noise Impact Assessment by Nova Acoustics dated 23/09/2021, Tree constraints plan ref. GD/210009/TCP, Tree Protection Plan ref. GD/210009/TPP.

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: 31174 P\_001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011a, 012, 013, 014, 015a, 016a, 017, 018, 019, 020, 021, 022a, 023, 024, 025, 031a, 032a, 033, Daylight and Sunlight letter from GIA Chartered Surveyors dated 13/01/2021, Noise Impact Assessment by Nova Acoustics dated 23/09/2021, Tree constraints plan ref. GD/210009/TCP, Tree Protection Plan ref. GD/210009/TPP.

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

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural method statement by Bartlett Consulting dated 21st January 2021 ref GD/210009R/sh. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The project arboriculturalist shall supervise and monitor the works in accordance with the approved arboricultural report for the duration of development"

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

- 5 Prior to commencement of any works on site, details of the design of building foundations within the root protection area of T11 (birch), shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 Prior to use of the development, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment

will be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

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

- 7 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

- 8 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) The proposed new external facing materials at first floor/ roof level.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

#### 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 Reasons for granting permission.

The re-shaping of the roof to create to a flat section on part of the northern side would add a limited amount of additional bulk. However the net increase in bulk would be in keeping with the scale of the property and would not harm the appearance or character of the building. The slate finish that would be removed is not a period finish or of high quality. Light stone cladding to the vertical walls

would be an acceptable finish, the quality and detail of which would be subject to condition. The lightweight glazed replacement structure on the roof terrace would integrate visually with the host building and would be acceptable in bulk, scale and detailed design.

Planning permission was previously granted for a first floor rear extension and alterations to the rear garden (Class C3) (2016/6563/P); for seven dormer windows to the pitched roof (2014/6594/P); and for part single part two storey rear extension (2017/2617/P).

The amount of glazing would be similar to the existing and there would be no material difference in light spillage. The sloping roof facing 7-13 Back Lane has been revised to reduce the glazing to a narrow strip (0.8m wide) set away from the boundary, thereby limiting any potential light pollution to an acceptable level. No new views would be opened up into the habitable rooms of neighbouring properties. Loss of sunlight and daylight to 2 and 3 Streatley Place would be minimal/nil because, while the northern gable profile would be amended, there would be no significant increase in bulk. The boundary treatment to the terrace adjacent to the Streatley Place properties would not result in any significant amenity impacts. Due to its height and position to the side of the Streatley Place dwellings it would not result in any significant loss of outlook or overshadowing of any principal habitable rooms or gardens.

External air handling plant is proposed close to the boundary with Streatley Place. The Council's Environmental Health officer has assessed the acoustic report and confirmed that the proposal would be in accordance with the Council's noise standards. These are secured by condition.

No trees would be removed as part of the proposal, apart from T13, a dead tree. The scheme involves the pruning of trees in neighbouring sites that overhang the application site. The impact on trees would be limited and the works are acceptable subject to condition, as confirmed by the Council's landscape officer.

The proposals would preserve the character and appearance of the host building and conservation area. Special attention has been paid to the desirability of preserving or enhancing the character and 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.

Two comments were received relating to design, impact on the CA, impact on trees, noise impact of air conditioning, loss of sunlight and daylight to neighbours, and loss of neighbour privacy. In addition to the above assessment, neighbour comments are addressed in full in the Consultation Report.

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

- 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](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



Daniel Pope  
Chief Planning Officer