

Application ref: 2021/3102/P  
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Date: 9 November 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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WC1H 9JE

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Lucinda Sanford Ltd  
Unit 13  
Talina Centre  
London  
SW6 2BW

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**5 Heath Villas  
Vale Of Health  
London  
NW3 1AW**

Proposal:

Erection of a replacement full width lower ground floor rear extension and remodelled roof extension and associated terrace; installation of new double glazed sash timber windows, new casement windows to the rear and new doors.

Drawing Nos: Revised set of proposed plans dated 5.11.21: 120 dated 2.11.21, 121 dated 2.11.21, 122 (1st floor plan) dated 2.11.21, 122 (2nd floor plan) dated 2.11.21, 220b dated 8.7.21, 221 dated 5.11.21, 270 dated 5.11.21, 271 dated 5.11.21; Design and Access Statement dated June 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 policies 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- Revised set of proposed plans dated 5.11.21: 120 dated 2.11.21, 121 dated 2.11.21, 122 (1st floor plan) dated 2.11.21, 122 (2nd floor plan) dated 2.11.21, 220b dated 8.7.21, 221 dated 5.11.21, 270 dated 5.11.21, 271 dated 5.11.21; Design and Access Statement dated June 2021.

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

#### Informative(s):

- 1 Reasons for granting permission.

The rear extension at lower ground floor level is considered to be subordinate in scale to the host building. Although full width, its depth would be less than the existing half-width projection and its height would respect those of neighbouring rear developments on this terrace. The design and materials of the extension is acceptable. The replacement of the two casement windows to the rear with a traditional sash windows is welcomed. The formation of an additional window at first floor is acceptable. The replacement glazing to the front dormer is acceptable in design terms. The conversion of the front lower ground floor casement window with a traditionally detailed door is acceptable.

The remodelling of the existing rear roof dormer with a partial projection into a section of the existing terrace is acceptable in terms of scale and design. It would be similar to neighbouring mansard style extensions on this terrace which face the Heath. The slope of the mansard above the stair would match neighbouring mansards. The roof window is the same angle as the mansard to provide conformity with the existing pattern of development.

Overall the extensions and alterations would not harm the character and appearance of the host property, streetscene and conservation area. It would not harm views from the adjoining Hampstead Heath.

The rear extension would not detrimentally harm light and outlook to neighbouring windows or rear gardens. The extension would be similar in height to the existing projecting wing and, projecting less than 2m, would comply with the notional 45-degree angle test for daylight when measured against neighbouring windows. The extension to the top floor would not give rise to adverse impacts to neighbouring residential amenity. The balcony above the ground floor extension has been removed from the proposal due to overlooking concerns.

The Heath and Hampstead Society withdrew an objection following the submission of revised drawings which set the roof extension back in line with neighbouring mansards. Two objections were received prior to making this decision. These and the planning history of the site have been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or 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.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2021 and 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](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

A handwritten signature in black ink, appearing to read 'DP', is centered on a light grey rectangular background.

Daniel Pope  
Chief Planning Officer