

Application ref: 2021/4022/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk/planning

Dominic McKenzie Architects
81 Essex Road
London
N1 2SF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
14 New End Square
London
NW3 1LN

Proposal:
Erection of a Mansard Roof extension with a flat roof design and front and rear windows to a residential property.

Drawing Nos: 105_P_05, 105_P_9, 105_P_10, 105_P_11, 105_P_12, 105_P_13, 105_P_15, 105_P_22, 105_P_23 (Rev 23), 105_P_25 (Rev A), 105_P_30, 105_P_31, 105_P_35 (Rev A), 105_P_36 (Rev A), 105_P_45 (Rev A), Heritage Impact Assessment (Dated August 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 The development hereby permitted shall be carried out in accordance with the following approved plans: 105_P_05, 105_P_9, 105_P_10, 105_P_11, 105_P_12, 105_P_13, 105_P_15, 105_P_22, 105_P_23 (Rev 23), 105_P_25 (Rev A), 105_P_30, 105_P_31, 105_P_35 (Rev A), 105_P_36 (Rev A), 105_P_45 (Rev A), Heritage Impact Assessment (Dated August 2021)

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.

- 4 Notwithstanding the details shown in the approved plans and documents, 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) Details of the joinery
- b) Details of brickwork and brick type
- c) Details of tiles and roof coverings and flashing
- d) Details on types of window casement and frames and type of glazing

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 of the London Borough of Camden Local Plan 2017, and DH1 and DH2 of the Hampstead Neighbourhood Plan.

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 application is for a mansard roof extension on top of the property. The site is located within Hampstead Conservation area and within Hampstead Town Neighbouring Forum.

The site is located within the sub area two of the Hampstead Conservation Area. The area is characterised by a variety of building types, ages, styles ranging from tiny cottages of all ages to 18th century town houses. There are a number of listed buildings in the square however this building is not listed but makes a positive contribution to the Conservation Area.

Policy D1 of the Local Plan and DH1 of the Neighbourhood Plan require extensions to consider the character, setting, context and the form and scale of neighbouring buildings, and the character and proportions of the existing building.

The original design proposed a square mansard roof extension with large front and rear windows which appeared overly dominant and detracted from the character of the building but also the buildings within New End Square. Upon consultation with the Conservation Officer it was agreed that the 2002 approval (LWX0102153), which was a joint application with no. 16, for a crown mansard roof design, was a lot more sensitive and reduced the visual impact of the extension even though this would only be for half of the 'crown'.

Amended plans were sent in and agreed upon to include these changes and therefore the application is now acceptable for approval.

Because the design is located on the roof the impacts to amenity are not considered significant. Because of the angled mansard now proposed the scale is reduced and any issues of loss of daylight and sunlight are mitigated against, especially for no.12. Whilst new windows are proposed to the rear this arrangement is clearly within character throughout the area and therefore the perceived overlooking and loss of privacy are not considered significant. The scale of the proposal, and the location of the site on the square with parking bays in front, mean a Construction Management Plan would not be proportionate in this instance.

Two objection has been received prior to making this decision. The objections raised concerns in relation to noise, structural stability of the property, the lack of uniformity of the roof line and proposing a matching scheme. Noise in relation to works for the approved householder is not something the Council can refuse the application on and this can be controlled under other legislation. Furthermore the structural soundness is covered by Building Control and party wall matters. The roof line is stepped and not uniform and the proposed extension provides a sympathetic roof extension. A joint application would be welcomed to ensure both are properties have the same design however this cannot be sought through this application. The Hampstead CAAC have raised no objection to the proposal. The planning history of the site has been taken into account when coming to this decision.

The development is considered to preserve the character and appearance of the Conservation Area. 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.

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

- 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



Daniel Pope
Chief Planning Officer