

Application ref: 2021/0688/P
Contact: Amy Ly
Tel: 020 7974
Email: Amy.Ly@camden.gov.uk
Date: 30 November 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

www.camden.gov.uk/planning

ARCHITEKTAS
5 Windsor Road
windsor road
London
NW2 5DT
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
24 Perrin's Lane
London
NW3 1QY

Proposal: Erection of a single storey rear and side extension, alteration to the roof of ground floor rear extension and replacement of ground floor rear window with a door.

Drawing Nos: 24PL-01.1001 (Location Plan); Design and Access Statement/Heritage Statement; 24PL-01.1002 Rev 1; 24PL-01.100 Rev 1; 24PL-01.101 Rev 1; 24PL-01.102 Rev 1; 24PL-02.201 Rev 1; 24PL-02.202 Rev 1; 24PL-02.203 Rev 1; 24PL-01.1002P (Received 12/02/21); 24PL-01.100P Rev 3; 24PL-01.101P Rev 2; 24PL-01.102P Rev 2; 24PL-01.201 Rev 1 (received 30/11/21); 24PL-02.203P Rev 3 (received 30/11/21); 24PL-02.204P Rev 3; 24PL-02.204P Rev 1 (Received 22/11/21)

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

24PL-01.1001 (Location Plan); Design and Access Statement/Heritage Statement; 24PL-01.1002 Rev 1; 24PL-01.100 Rev 1; 24PL-01.101 Rev 1; 24PL-01.102 Rev 1; 24PL-02.201 Rev 1; 24PL-02.202 Rev 1; 24PL-02.203 Rev 1; 24PL-01.1002P (Received 12/02/21); 24PL-01.100P Rev 3; 24PL-01.101P Rev 2; 24PL-01.102P Rev 2; 24PL-01.201 Rev 1 (received 30/11/21); 24PL-02.203P Rev 3 (received 30/11/21); 24PL-02.204P Rev 3; 24PL-02.204P Rev 1 (Received 22/11/21).

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

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension would be a glazed conservatory with a flat rooflight located up against the rear boundary wall of the site and would partly cover the existing courtyard. The proposed extension would be 7.5sqm and enlarge an existing ground floor rear extension, serving as an incidental space to the main residential purpose of the host building. The existing side wall of the ground floor existing rear extension will be opened to allow for the proposed infill extension and the pitched roof will be retained.

The site is within the Hampstead Conservation Area and within Character Area 1 (Village Core) of the Hampstead Neighbourhood Plan. The design and scale is appropriate for the rear garden context and would preserve the character and appearance of the conservation area as well as the Neighbourhood Plan character area.

The works are similar in style to that approved and erected on the adjoining properties at No. 26, no. 22 and no. 20 Perrin's Lane and would not cause harm to the integrity of the grade II listed building. The proposed extension is modest in scale and size and so would result in significant daylight loss to the surrounding properties. The proposed glazed door would face the courtyard of the host property, and so would not have any harmful impact in terms of privacy and overlooking on the neighbouring occupiers.

Revisions were requested to decrease the loss of historic fabric in terms of the listed building. The original rear window opening on the ground floor is now retained and the early rear extension is in the main retained in this revised

scheme. Also retained is the now unusual horizontal timber sliding sash window looking onto the rear courtyard and an existing single roof light on the top floor ceiling. These revisions now form a part of the application and are in keeping with the overall character and appearance of the listed building and adjoining listed buildings and are therefore acceptable.

The application was advertised in accordance with statutory requirements and the Council's Statement of Community Involvement. No representations were received. The relevant planning history was taken into account in assessing the application.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Hampstead 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 D1, D2 and A1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021, and the National Planning Policy Framework 2019.

- 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 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 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.

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.

Daniel Pope
Chief Planning Officer