

Application ref: 2021/3976/P
Contact: Nathaniel Young
Tel: 020 7974 3386
Email: Nathaniel.Young@camden.gov.uk
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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

Brod Wight Architects
8a Baynes Mews
Belsize Park
NW3 5BH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**9 Heath Hurst Road
London
NW3 2RU**

Proposal:

Variation to Condition 3 (Approved Plans) of permission ref:2021/0202/P dated 11/05/21 for the 'erection of a single storey rear extension; alterations to rear and side dormers; and alterations to rear windows' namely to alter an existing rear dormer above the back addition.

Drawing Nos: Superseded drawings;

1104-AP03A; 1104-AP04A; 1104-AP05; 1104-AP06

Proposed Revised Drawings:

1104-AP04B; 1104-AP05A; 1104-AP06A; 1104-AP03B

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 11/05/2024 being the end of three years from the date of the original 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 For the purposes of this decision, condition no. 3 of planning permission 2021/0202/P dated 11/05/2021 shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Drawings

1104-AP01, 1104-AP02, 1104-S01, 1104-S02, 1104-S03, 1104-S04, 1104-S05, 1104-S06, 1104-S07, 1104-AP04B, 1104-AP05A, 1104-AP06A, 1104-AP03B

Informative(s):

- 1 The variation of condition 3 (approved drawings) of planning permission 2021/0202/P is to enlarge the rear dormer on the side elevation on the first floor of an existing outrigger extension. The rear dormer would be enlarged by 0.5m although the proposed window in the dormer would not be enlarged but slightly reduced in size. The window type would remain white timber sash to match the existing windows. It is noted that the window of the dormer is within fairly close proximity to the neighbour however this serves a bathroom and therefore issues of overlooking and loss of privacy are minimised.

The proposed dormer will remain somewhat subordinate to the roofslope. The alteration proposed would not be visible from the public realm and would not result in any harm when viewed in the context of neighbouring properties. This variation is considered appropriate in design terms and given its rear siting, the proposed alterations would have limited visibility. Thus, the proposal would preserve the character and appearance of the host property and Hampstead Conservation area.

The Hampstead CAAC have been consulted and has no objection to the proposal. The minor scale of the proposed change would also ensure no harm is caused to neighbouring amenity in terms of loss of light, outlook or privacy. The full impact of the proposed scheme has already been assessed by virtue of the previous permission 2021/0202/P dated 11/05/2021. In the context of the approved scheme, the proposed amendment is considered to be minor and would not raise any new issues or alter the substance of the approved scheme.

Therefore, the proposals constitute a minor material amendment to the approved development.

No objections were received as a result of statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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 proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework.

- 2 You are advised that this decision relates only to amendments to the first floor dormer and shall only be read in the context of the permission granted under 2021/0202/P dated 11/05/2021 and is bound by all the conditions attached to that permission.

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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer