

Application ref: 2021/4261/P
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Development Management
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London Borough of Camden
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Extension Architecture
Unit 3 River Reach Business Park
Gartons Way
Battersea
London
SW11 3SX
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
33 Christchurch Hill
London
NW3 1LA

Proposal:

Proposed single storey rear extension on the lower ground level and alterations of the rear elevation on upper ground with new glazed windows. Proposed infill conservatory on the first floor with new glazed windows and internal alterations.

Drawing Nos: 33 CH-PL-01 (Rev 1), 33 CH AS-PL-02 (Rev 1), 33 CH-PL-03 (Rev 1), 33 CH-PL-04 (Rev 1), 33 CH-PL-05 (Rev 1), 33 CH-PL-06 (Rev 1), 33 CH-PL-07 (Rev 1), 33 CH-PL-08 (Rev 1), 33 CH-PL-09 (Rev 1), 33 CH-PL-10 (Rev 1), 33 CH-PL-11 (Rev 1), 33 CH-PL-12 (Rev 1), 33 CH-PL-13 (Rev 1) and 33 CH-PL-14 (Rev 1)

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 33 CH-PL-01 (Rev 1), 33 CH AS-PL-02 (Rev 1), 33 CH-PL-03 (Rev 1), 33 CH-PL-04 (Rev 1), 33 CH-PL-05 (Rev 1), 33 CH-PL-06 (Rev 1), 33 CH-PL-07 (Rev 1), 33 CH-PL-08 (Rev 1), 33 CH-PL-09 (Rev 1), 33 CH-PL-10 (Rev 1), 33 CH-PL-11 (Rev 1), 33 CH-PL-12 (Rev 1), 33 CH-PL-13 (Rev 1) and 33 CH-PL-14 (Rev 1)

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, detailed drawings at 1:10, 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) External doors and windows including manufacturers specification at scale 1:10
- b) juliet balcony balustrade at scale 1:10
- c) Brick sample and manufactures specification
- d) First floor window sections showing integral glazing bars

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informatives:

- 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 site is located within sub area two of the Hampstead Conservation Area and comprises of an intricate network of lanes alleyways that were built along the ground contours from the 18th Century. The area is characterised by a variety of building types, ages, styles ranging from tiny cottages of all ages to

18th century town houses. The site is not listed however Christchurch Hill does contain one listed property (no.26). The site is neither listed as a building that positively contributes or negatively detracts the character of the Conservation Area.

The proposal includes a lower ground floor rear extension, alterations to rear fenestrations including replacement of windows and incorporating Juliet balconies at upper ground and the infill of the rear terrace at first floor.

The single storey rear full width extension extends 3.0m in depth and is of acceptable scale and retains sufficient garden space. The use of brick to match the existing is welcomed and the glazed fenestration on the extensions will differentiate them as modern additions. The alteration to the ground floor, replacing the windows and incorporating a Juliet balcony is also sympathetic and considered acceptable.

On the first floor the proposed infill of the terrace retains the existing brick balustrade and will be set behind this. This retains this original feature therefore reducing the impact to the character of the rear elevation. The lightweight nature of the infill ensures it appears subservient.

It is noted that there are rear extensions of a similar nature at lower ground and first floor and the proposed extensions would be following the prevailing pattern of development within the terrace. Overall the development is acceptable in terms of its scale, siting and detailed design and is not considered to harm the character and appearance of the host property, terrace or Hampstead Conservation Area. A condition is attached securing material details.

The existing on the lower ground floor given its screening by the boundary wall and its modest depth it is not considered to harm the amenity of neighbouring residential properties in terms of loss of light, privacy or a sense of enclosure. The windows above do not alter the existing arrangement in terms of amenity and are therefore acceptable.

The replacement of the existing upper ground floor terrace with Juliet balconies improves the existing situation in terms of privacy and is acceptable.

Whilst the first floor glazed extension is directly adjacent to the neighbours terrace, it does replace an existing terrace with a similar outlook or due to the angle and depth it is not considered to cause sufficient overlooking and it would have similar impact to the existing terrace. It would not harm their amenity.

One objection has been received prior to making this decision. This objection raised concerns in relation to character and impact on amenity which have been discussed in the paragraphs above. The Hampstead CAAC have raised no objection to the proposal. The Heath and Hampstead Society removed their objection following revisions. The planning history of the site has been taken into account when coming to this decision.

- 3 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.

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.

- 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.
- 5 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