

Application ref: 2021/4830/P
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Date: 1 February 2022

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

Lemberg Design
1 Nash Close
Elstree
WD6 3LE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 3

65 Greencroft Gardens

London

NW6 3LJ

Proposal:

Erection of single storey rear ground floor extension with 3 rooflights; removal of existing rear terrace and replacement with new terrace and associated garden works

Drawing Nos: WH20/PA01 (Location plan); WH20/PL02; WH20/PA12A; WH20/PL13A;

Design and Access Statement; Arboricultural Impact Assessment

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:
WH20/PA01 (Location plan); WH20/PL02; WH20/PA12A; WH20/PL13A;
Design and Access Statement; Arboricultural Impact Assessment

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

- 4 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved Tree Protection Plan. The protection shall then remain in place for the duration of works on site and works should be undertaken in line with the approved arboricultural method statement, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The site lies within the South Hampstead Conservation area and the building is identified as making a positive contribution to the character and appearance of the conservation area. Although the proposed extension would extend beyond the immediate building line, there are extensions of similar depths and widths along the street to the rear, and the proposed extension is considered to be an appropriate addition.

The proposed single storey rear extension would serve as an incidental space to the ground floor flat of the main residential property. The proposed extension would have a stepped roof line, to match the established terrace line at first floor level. Revisions were requested to reduce the amount of glazing to the rear elevation in order to limit light spill impact. Due to the proposed extension's size and location, and glazing to the rear, it would not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, or light spill.

Revisions were secured to include a stepped building line between the kitchen and bedroom bays, with a 2.23m and 1.79m increase in depth of the rear elevation. As a result, the proposed extension would not appear as a full width addition, and would be subordinate in relation to the host building. It is noted that the footprint of the proposed extension would be located on existing timber patio surface, which is proposed to be removed and replaced. Whilst there will

be some loss of garden green space, this is counteracted by additional proposed planting to each side of the terrace.

The proposed rooflights would sit on the flat roof of the kitchen bay of the proposed extension. Revisions were secured to provide blinds to the proposed rooflights in order to minimise overlooking and light spill impacts to the flat on the first floor.

No trees are proposed for removal in order to facilitate the development. Officers are satisfied that the proposals are feasible without causing significant damage to the trees to be retained and that the arboricultural method statement and tree protection plan submitted are fit for purpose.

No objections were received prior making this decision. The planning history of the site has 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 Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 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) 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer