

Application ref: 2021/3555/P
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Date: 9 March 2022

Development Management
Regeneration and Planning
London Borough of Camden
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Bryant and Moore Architects Ltd
Bryant + Moore Architects Ltd
19-25 Salisbury Square
Old Hatfield
AL9 5BT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**12 Alvanley Gardens
London
NW6 1JD**

Proposal:

Erection of single storey front infill extension; part-single, part-two-storey rear infill extension; various roof extensions and alterations including rear dormer windows and rooflights; alterations to front, side and rear fenestrations.

Drawing Nos: Site Location Plan PL01, PL02, PL03, PL04, PL05A, PL06, PL07, PL08, PL09C, PL10D, PL11C, PL12C, PL13D, PL14C, PL15C, PL16B, 17A, 18A, 19A, 20A, 21B. Design and Access Statement (Bryant and Moor Architect July 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: Site Location Plan PL01, PL02, PL03, PL04, PL05A, PL06, PL07, PL08, PL09C, PL10D, PL11C, PL12C, PL13D, PL14C, PL15C, PL16B, 17A, 18A, 19A, 20A, 21B. Design and Access Statement (Bryant and Moor Architect July 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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed development as revised is considered acceptable in terms of siting, design, scale, materials and appearance. The property would retain its proportions and character when viewed from the public realm.

To the front, works include a single story extension which is pulled forward to align with the the main elevation of the building, constructed of bricks to match the existing. The front extension shall have a new window with frames to match the style of other fenestration at the front of the host property. At roof level, two roof lights shall be fitted flush within the front roof slope which are considered acceptable in this location. In addition, the main roof shall be extended above the existing flat roof of an existing addition to create a wider hipped roof, this approach is considered to improve the overall proportions of the front elevation.

To the rear, a single storey brick built extension with roof light is proposed to replace the existing conservatory in broadly the same footprint. Additionally, an existing patio space shall be infilled with a part two storey part single storey extension which is set back, creating a full width rear elevation. At first floor level, this creates a flat line of development at this level. The extension at first floor does redesign the host property through creating a level facade, yet within its context of the neighbouring properties these elements are considered acceptable. It is considered that sufficient rear garden space for this dwelling is retained. The ground floor extension is proposed to have grey aluminium framed sliding doors. Revisions have been received to break up the dominance of the sliding doors and a brick wall has been used successfully to add a design detail as well as a slight setback within this element. Two Juliet balconies are fitted at first floor. At rear roof level, it is proposed to create a larger roof extension across the width of the rear elevation with two lead clad dormer windows positioned within the newly widened roof well inside roof ridges and parapet, replacing an existing larger roof dormer.

To the south east side elevation, an existing window shall be replaced with obscured glazing at first floor level and two small additional windows are proposed at ground floor. A roof light is positioned behind an existing side dormer and would not be noticeable from the public realm.

UPVC Fenestration throughout shall be replaced with double glazed timber framed windows and doors, with the exception of the rear ground floor as noted above.

It is also noted the scheme has been revised from the initial proposal to specify timber framed windows at the upper floor to the rear and to reduce the scale of the rear extension. The revisions are considered acceptable.

Whilst it is accepted that the overall bulk of the property is to be increased through the proposals, each element of the proposed have been considered in terms of the amenity of the neighbouring properties in their own right. Whilst there will be a slight increase in depth to the rear extension, at first floor, this is not considered to reduced the amount of light to the neighbouring property given the orientation and the depth of projection. At the rear ground floor level, the extension is to align with the existing built form of the conservatory and the infill will not project further than the neighbouring extension. Therefore, the proposals are not considered to create any harmful impact on neighbouring residential amenity in terms of loss of privacy, outlook or daylight.

No objections were received during the statutory consultation period. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, and D1 of the Camden Local Plan 2017 and policy 2 (Design and Character) of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with policies of the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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.
- 3 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.

- 4 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).

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