

Application ref: 2021/6184/P  
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Date: 10 March 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

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Lisa Shell Architects Ltd  
Unit EG2 Norway Wharf  
24 Hertford Road  
London  
N15QT  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**5 A Prince Arthur Road  
London  
NW3 6AX**

Proposal:

Erection of single storey side/rear extension and front bay extension. Alterations to fenestration and insertion of front rooflight. Replacement of rear 1st floor balustrade  
Drawing Nos: PAR5A/LO/001A, PAR5A/SPA/001, PAR5A/SPP/001, PAR5A/SU/001A, PAR5A/SU/002A, PAR5A/SU/003A, PAR5A/SU/100, PAR5A/SU/101A, PAR5A/SU/102A, PAR5A/SU/103A, PAR5A/SU/201A, PAR5A/GA-P/001G, PAR5A/GA/002F, PAR5A/GA/003C, PAR5A/GA/100, PAR5A/GA/101B, PAR5A/GA/102/C, PAR5A/GA/103C, PAR5A/GA-P/201B, 'Design, Access & Conservation Area Statement'.

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: PAR5A/LO/001A, PAR5A/SPA/001, PAR5A/SPP/001, PAR5A/SU/001A, PAR5A/SU/002A, PAR5A/SU/003A, PAR5A/SU/100, PAR5A/SU/101A, PAR5A/SU/102A, PAR5A/SU/103A, PAR5A/SU/201A, PAR5A/GA-P/001G, PAR5A/GA/002F, PAR5A/GA/003C, PAR5A/GA/100, PAR5A/GA/101B, PAR5A/GA/102/C, PAR5A/GA/103C, PAR5A/GA-P/201B, 'Design, Access & Conservation Area Statement'.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposal is for the erection of a single storey side/rear extension, a front bay extension, alterations to fenestration, insertion of front rooflight and the replacement of rear first floor balustrade. The host building is a two storey, semi-detached home converted from a late 19th century coach house that lies within the Fitzjohns/Netherhall Conservation Area.

The side/rear extension proposed is set back from the street and still allows a side passage around the property adjacent to the boundary with no 5. In terms of detailed design it will have one window to the front elevation, one small sash window looking into the side passage, and a window to the rear. The materials palette will not detract from the character of the existing building, but will complement it and align with the new timber detailing proposed to the front facade. As the extension is single storey, set back and does not exceed to the site boundary it is considered subordinate in relation to the host building. To the rear of the main building there will be minor fenestration changes, and new steel framed doors with glazing to the ground floor giving access to the garden. The first floor terrace will have a new metal balustrade which is considered traditional and appropriate for the conservation area and suited to the host building.

The front bay extension is modest and would be built in London stock brick to match the existing house with glazing and painted timberboarding, with double doors to the centre and concrete coping above. The door and balustrade directly above at first floor level is removed and replaced with a window. The final amendment to the front façade is a new flush conservation rooflight to the set back pitched 'spire' roof to the rear of the property. This will be subtle and sensitive and therefore is considered acceptable. A small amendment to the roof will improve access to the current loft level and is not perceivable from any

of the building's elevations.

In terms of amenity, the proposal is considered to reduce the risk of harmful overlooking with the removal of the first floor terrace to the front of the property and reduction in the amount of glazing to the side elevation with no 5. In terms of light levels, due to the scale, bulk and set back of the new side/rear extension it is not expected to pose any significant harm in terms of loss of daylight or sunlight to neighbouring properties.

No objections were received during the course of this application. The site history and relevant appeal decisions have also been considered.

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 proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and with 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 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](http://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 'DPope', is centered on a light grey rectangular background.

Daniel Pope  
Chief Planning Officer