

Application ref: 2021/2304/P
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Date: 7 April 2022

Development Management
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Leigh & Glennie Ltd
6 All Souls Road
Ascot
SL5 9EA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

Northgate
North End Avenue
London
NW3 7HP

Proposal: Replacement of existing rear conservatories, new windows at the rear, front and side elevations, new front porch and associated works.

Drawing Nos: SP-000 PI-1, AE-010 PI-1, AE-020 PI-1, AE-030 PI-1, AE-040 PI-1, AE-110 PI-1, AE-120 PI-1, AE-130 PI-1, AE-140 PI-1, AE-210 PI-1, AE-220 PI-1, AE-230 PI-1, AE-240 PI-1, AP-010 PI-1, AP-020 PI-1, AP-030 PI-1, AP-110 PI-1, AP-120 PI-1, AP-130 PI-1, AP-210 PI-1, AP-220 PI-1, AP-230 PI-1, AS-010 PI-1, AS-110 PI-1, AS-210 PI-1, SP-010 PI-1, Planning statement - Heritage Appraisal and Design and Access Statement May 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: SP-000 PI-1, AE-010 PI-1, AE-020 PI-1, AE-030 PI-1, AE-040 PI-1, AE-110 PI-1, AE-120 PI-1, AE-130 PI-1, AE-140 PI-1, AE-210 PI-1, AE-220 PI-1, AE-230 PI-1, AE-240 PI-1, AP-010 PI-1, AP-020 PI-1, AP-030 PI-1, AP-110 PI-1, AP-120 PI-1, AP-130 PI-1, AP-210 PI-1, AP-220 PI-1, AP-230 PI-1, AS-010 PI-1, AS-110 PI-1, AS-210 PI-1, SP-010 PI-1, Planning statement - Heritage Appraisal and Design and Access Statement May 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 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

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 proposal involves replacement of the existing modern conservatories to the rear elevation and replacement of the existing front porch and associated internal and external works.

To the front of the dwelling the existing front pitched roof porch and stone steps are to be removed and replaced with a smaller crown roof porch with new stone staircase, wall lights and free standing planters. The new porch would be well proportioned, in line with the above window scale and the use of materials would be in keeping with the existing dwelling.

In addition to the above the front living room window is to be increased in size from three panes to six panes, this is to allow more light into the room. The window's design and material (timber) would match the existing. The window is

sited on the ground floor and is set back over 8m from the front garden boundary, given its set back and location it is not considered it would be highly visible from the public realm or cause a detrimental impact on the character of appearance of the subject dwelling.

A new window is to be added within the west side elevation being in line with an existing window, its scale, design and use of material (timber) would be considered to be acceptable.

At the rear, the existing three modern conservatories are to be removed and replaced with new metal and glass conservatories with sliding doors, they would match the same footprint and widths to the exiting conservatory and would be lower in height with flat glazed roofs. The conservatories would be single storey, modest in size, lightweight in appearance and located to the rear of the dwelling and set back over 17m from the rear boundary which backs onto Hampstead Heath. Given the modest scale, rear position and separation distance to the rear boundary it is not considered the proposed conservatories would be seen from the public realm or be seen from the Heath and therefore would be acceptable.

Further external works are proposed to add an additional window to the first floor rear elevation to allow for light into a new office room and to change the two existing rear windows within the rear roof of the far east single storey side extension to french doors with metal railings. Given the modest alterations and their siting to the rear of the dwelling, it is considered they would be in keeping with the existing dwelling.

Given the siting, design, minor scale of the proposed works and separation distances to neighbouring properties, it is not considered the proposed works would unduly impact on the residential amenities of the neighbouring occupants in regards to loss of light, overbearing or overlooking impacts. One objection was received raising concerns that the increased width of the front window would result in a loss of privacy for neighbouring residents. However, it does not directly face neighbouring windows (which are at an angle of 90 degrees) and views towards the neighbour would be blocked by the porch.

No Trees are proposed to be removed in order to facilitate the proposed works. The impact of the scheme on the trees to be retained is of an acceptable level. The tree protection plan is considered sufficient to demonstrate that the trees to be retained will be protected throughout the construction. However, site monitoring details have not been submitted, these would be secured via condition.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Hampstead Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and with policies DH1 and DH2 from Hampstead Neighbourhood Plan 2018, the London Plan 2021 and the 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) 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