

Application ref: 2021/5968/P
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Date: 27 April 2022

Development Management
Regeneration and Planning
London Borough of Camden
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DEDRAFT Ltd
Studio LG3. Cell Studios
23-27 Arcola Street
London
E8 2DJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

54 Gondar Gardens
London
NW6 1HG

Proposal:

Demolition of the existing single-storey side and rear extensions and replacement with new combined single-storey side and rear extension with two roof lights.

Drawing Nos: S001, S003 (Rev A), S100 (Rev A), S200, S201, A001 (Rev C), A100 (Rev D), A200 (Rev E)

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- S001, S003 (Rev A), S100 (Rev A), S200, S201, A001 (Rev C), A100 (Rev D), A200 (Rev E)

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 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.

Planning permission was granted under 2017/6362/P for a single storey side infill and rear extension that extended further beyond the existing ones they replaced. This previous development was revised to ensure it was subordinate in terms of form, scale and proportions and respected the character of the host building.

In terms of the current application, the proposal is very similar to this previously approved one. The contemporary design approach and materials used is considered appropriate here. The extensions would retain a reasonable proportion of the garden. The rear extension matches the depth of the adjoining one at no. 52 and is lower in height than this one. The overall extension is subordinate in size and form and would maintain the character of the rear elevations of this terrace of properties here where other rear extensions have been approved and built.

The proposed rear extension will have the same depth as the existing extension at no.52, therefore the extension will not harm the residential amenity of this adjoining property. The side infill extension as revised has been stepped back in height and depth to minimise its impact in terms of sense of enclosure to the adjoining property at no.56. Its height is limited to 3m for a depth of 5.4m and then reducing to 2.5m high for the remaining depth of 3.7m. As there is an existing boundary wall here at a height of 3.1m for a depth of 5.4m and no ground floor windows positioned on the side elevation, it is considered there would be minimal harm to the amenity of the adjoining residential occupiers here in terms of loss of light, outlook or privacy.

No objections have been received prior to making this decision. 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 of the Fortune Green and West Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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