

Application ref: 2021/6199/P  
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**Development Management**  
Regeneration and Planning  
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Amos Goldreich Architecture  
Studio 32  
Bickerton House  
25 Bickerton Road  
London  
N19 5JT  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**1 New End Square**  
**London**  
**NW3 1LP**

**Proposal:**

Construction of a ground floor rear extension following demolition of existing conservatory, the installation of a trellis to create a first floor terrace and the installation of a rear door to provide access to the terrace.

Drawing Nos: P-001A;P-100A; P-101C; P-102A; P-103A; P-200C;P-201C; P-202C; P-300A; P-301B; Design and access statement dated December 2021 prepared by Amos Goldreich Architecture

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;

P-001A;P-100A; P-101C; P-102A; P-103A; P-200C;P-201C; P-202C; P-300A; P-301B; Design and access statement dated December 2021 prepared by Amos Goldreich Architecture

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 policies DH1 and DH2 of the Hampstead Neighbourhood Plan and policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Notwithstanding the plans hereby approved, full details of the two trellis's and planting on the boundary to no.3 shall be submitted to and approved in writing by the local planning authority prior to the first use of the roof terrace. The trellis and planting shall be fully implemented prior to the first use of the terrace hereby approved. The trellis and planting shall thereafter be permanently retained in perpetuity. Any planting which, dies, are removed or becomes seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 The use of the roof as a terrace shall not commence until the two 1.5m trellis, as shown on the approved drawing (P-202C), have been constructed. The trellis shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 The remainder of the flat roof at first floor level, outside of that enclosed by the trellis's hereby approved, shall not be used as a terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies DH1 and DH2 of the Hampstead Neighbourhood Plan and policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017.

## Informative(s):

### 1 Reasons for granting permission-

The site is a 3 storey end of terraced property. The property is not listed but is located within the Hampstead conservation area. The property is noted in the conservation appraisal as making a positive contribution to the character of the area.

The proposal includes the removal of an existing conservatory and the replacing it with a glazed rear extension including a roof terrace at first floor level. The rear extension would be larger than the existing conservatory and would occupy majority of the ground floor with a small portion remaining for an external courtyard. Although larger, the size and scale of the extension would be subordinate and the extension would have limited views from the streetscene. The extension would be glazed including at roof level, with alluminium frames and would have a modern appearance which would contrast well with the host building, preserving its character and appearance.

The proposal includes the installation of a trellis with planting to create a first floor terrace on the flat roof of the proposed rear extension. The proposal also includes the removal of an existing first floor window and replacing with a conservation style double door which would provide access to the terrace. Whilst the terrace would extent to the rear boundary line, the terrace would be narrow and small in size and would not be visible from the streetscene. Additionally it is noted that the neighbouring property no.3 New End square has an existing terrace, whilst not a large, it is on the rear of the property at the same level.

As a result the size, design, location of terrace including the installation of the conservation style door is considered to preserve the character and appearance of the host building and the conservation area.

In terms of amenity the siting, scale and detailed design of the proposed rear extension, would not cause any significant loss of light, outlook or privacy to any neighbouring properties surrounding the site.

In terms of the terrace, the applicant has confirmed that the upper floor window of the White Bear Pub is not in use for residential purposes but can occasionally be in use by the nearby school during school hours. Additionally the window at upper floor level at no.1 White Bear Place facing the rear of the application site is obscured glazed. The neighbouring property does have a window to the rear elevation close to the terrace. The trellis is considered to limit any overlooking from the terrace itself and due to the location of the window at a higher level, the trellis itself would not harm the neighbouring property. As a result due to its size and location of the terrace and the trellis, it is considered that it would not harm the amenity of any neighbouring properties by way of overlooking, added sense of enclosure or noise.

Further details shall be required by way of condition to secure details of the

planting, and the trellis/planting shall be required by condition to remain in perpetuity.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

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, A4, D1 and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan. The proposed development also accords with policies of the London Plan 2021 and of 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](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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near

neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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 positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer