

Application ref: 2021/6071/P
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Development Management
Regeneration and Planning
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Mr James Cook
5 Glenhurst Avenue
London
NW5 1PT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**5 Glenhurst Avenue
London
NW5 1PT**

Proposal:

Installation of rear dormer and conservation rooflights to front and rear. Erection of a single-storey rear extension to replace existing. Installation of replacement front door and replacement of single glazed windows with double-glazed windows. Fenestration changes to the rear.

Drawing Nos: B118672 Site Plan, B118672-1500 rev A, B118672-1000 rev A, B118672-3000 rev A, Design, Access, Impact and Heritage Statement for 5 Glenhurst Avenue, NW5 1PT (dated December 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: B118672 Site Plan, B118672-1500 rev A, B118672-1000 rev A, B118672-3000 rev A, Design, Access, Impact and Heritage Statement for 5 Glenhurst Avenue, NW5 1PT (dated December 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.

Informative(s):

- 1 Reasons for granting permission.

The proposed ground floor rear extension will be marginally larger compared to the existing extension. Despite modest increases, the extension will occupy a similar footprint and height to the current ground floor lean-to extension. Rather than consisting of two elements as currently, the proposal is of consistent height and width and reads as one element. The pitched roof will be tiled to match the main house and will have 2 rooflights.

There are several rear dormer extensions along Glenhurst Avenue and therefore such additions have become part of the character of the area. The proposed rear dormer window is modest in scale, subordinate to the host building and appropriate for its context. In terms of detailed design, the proposed roof tiles, lead flashing and white framed window will be coherent with the existing rear elevation and therefore would not detract from the existing building's character. Similarly rooflights have become part of the character of the area, those proposed to the front and rear would be conservation grade and due to the undulations of gables along Glenhurst Avenue, would not be visible in long views from the street.

Windows are to be replaced to the front façade, all new units will be timber framed, removing the uPVC window at first floor and making the front façade consistent. The replacement of single-glazed windows with double glazed windows is considered to be acceptable on the basis that the works would be done on a like-for-like basis in terms of outward visual appearance (e.g. materials, glazing bar thickness/position etc.). The current non-period front door would be with a more fitting period example. Fenestration changes to the rear façade and the addition of French doors is considered acceptable.

The proposal is considered to preserve the character and appearance of the host building and 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.

It is not considered that the proposed works would cause undue harm to the residential amenities of nearby and neighbouring properties by way of visual privacy and outlook; sunlight, daylight and overshadowing; or noise and vibration etc. The rear extension is similar in dimensions to the existing rear extension it would replace and does not protrude above the existing garden boundary, therefore it is not considered to impact the neighbouring properties in terms of outlook or overshadowing. The rear dormer does not directly overlook any residential properties to the rear but rather faces commercial property, of which the closest facing windows are approximately 40m away. The proposed rooflights are not directly looking into neighbouring habitable rooms and are intended to provide additional light from the roof rather than creating an outlook.

No objections were received following statutory consultation. The CAAC commented that height of the extension should not be higher than no.7 and on the harm of other large dormers covering half of the roof slope. Officers confirm that the extension would not be higher than no.7 and the dormer is less than half the width of the roof slope. The site's planning history was taken into account when coming to this decision. One neighbouring property requested confirmation that the boundary between no 3 and no 5 be restricted to 2m in height, the applicant has agreed to this, and it is noted that a garden boundary over 2m in height would require planning permission.

As such the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, 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 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.

- 5 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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer