



# Planning, Design and Access Statement

73 Minster Road, London,  
NW2 3SJ

June 2022

WEA Planning  
20-22 Wenlock Road, London, N1 7GU

T: 020 7993 2075  
E: [info@weaplanning.co.uk](mailto:info@weaplanning.co.uk)

WEA Planning Ref: 2021\_11

## Copyright

The contents of this document must not be copied or reproduced in whole or in part without the written consent of WEA Planning.

## Contents

<b>1.Introduction .....</b>	<b>3</b>
<b>2.Planning Justification .....</b>	<b>8</b>
<b>3.Conclusion.....</b>	<b>17</b>

---

# Chapter 1

## Introduction

---

## 1. Introduction

- 1.1. This planning statement has been prepared by WEA Planning on behalf of Mr Thomas James Dick and Mrs Mireille Patoine, to support the retrospective householder application for the retention of a single storey rear extension and replacement of the front door and windows of the house.
- 1.2. This statement sets out the background to the development (including planning history), the justification for the proposal and its accordance with the development plan. The statement refers to the development plans which comprise:
- The London Plan 2021;
  - Camden Local Plan 2017
  - Fortune Green and West Hampstead Neighbourhood Plan
  - Camden Home Improvement SPG January 2021
- 1.3. The National Planning Policy Framework (NPPF) and the planning practice guidance to support the Framework sets out the Government's policies and how they are expected to be applied.

### **Site Description**

- 1.4. The application site is situated within the London Borough of Camden (herein referred to as LBC) at 73 Minster Road, London, NW2 3SJ.
- 1.5. The existing property is a two-storey semi-detached single-family dwelling with habitable loft located on the eastern corner of Minster Road. The property is not located in a Conservation area and is not covered by an Article 4 direction. However, the site is located within the Fortune Green and West Hampstead Neighbourhood Plan Area. The Mansions on Gondar Gardens to the south and which back on to the rear of the property are locally listed buildings.
- 1.6. The property is a 1980s dwelling with facing brickwork and includes a front porch extension. The house comprises a main part with an original dual-pitched roof with gable ends, and a subordinate two-storey side element that accommodates the garage and a bedroom. The roof of this two-storey element is set in from the

ridge of the main roof. To the rear, the property has a single storey extension that leads to the side garden.

### **The proposal**

- 1.7. The single storey rear extension was constructed by the previous owners of the house in 2015 to replace a pre-existing conservatory that matches the existing extension at no.71. The applicant also replaced the pre-existing timber windows and front door with the subject grey uPVC windows and door to improve the energy performance and appearance of the property in early 2020.
- 1.8. Unbeknown to the applicant at the time, the property does not benefit from permitted development rights to carry out works to the property. These were removed by condition 4 of permission 36674 for the construction of the 5 dwellings 71-79 Minster Road. Condition 4 reads as follows: *“Notwithstanding the provisions of Article 3 of the Town and Country Planning General Development Order 1977, no development within Classes I & II of Schedule I of that Order shall be carried out, without the grant of planning permission having first been obtained from the Council.”*
- 1.9. Whether or not the condition is reasonable is a matter for a separate debate. However, the applicant wishes to seek the path of least resistance by seeking householder planning permission to retain the extension, windows and door as existing.
- 1.10. The applicant contacted LBC’s planning team regarding the status of the extension and queried whether a Certificate of Lawfulness could be obtained. The applicant was advised that the extension is in fact not immune from enforcement action and that planning permission would be required to regularize the works to the property.
- 1.11. Following receipt of this advice from LBC, the applicant instructed WEA Planning to prepare and submit a planning application to regularize the construction of this rear extension and the replacement of the front door and windows. This application now seeks retrospective consent from Camden Council for the development as built.

- 1.12. The proposal seeks householder planning permission for:  
*“Demolition of conservatory and construction of a single storey rear extension and installation of dark grey uPVC replacement front door and windows on ground and first floor. (Retrospective).”*
- 1.13. The main considerations for this proposal are the impact of the proposal on the character and appearance of the property and its surrounding area and the impact of the proposal on neighbouring amenity.
- 1.14. The application submission addresses these issues and will demonstrate the development is acceptable and makes a positive contribution to this part of the borough.

### **Planning History**

- 1.15. App Ref 2021/4592/P: Erection of a rear dormer and installation of front rooflights (retrospective). – Granted January 2022.
- 1.16. App Ref PWX0202932: Conversion of garage to habitable room and replacement of garage door with window. As shown on drawing no 310/1-8. – Granted December 2002.
- 1.17. App Ref 36674: The erection of 5 2-storey townhouses (3 attic rooms), 2 with an integral garage and 3 with a car port, including the formation of a means of access to Menelik Road (detailed application pursuant to outline planning permission granted on 31st March 1981 reg. no: 31606). – Granted October 1983.
- 1.18. App Ref 31606: The redevelopment by the erection of 5 dwelling houses to provide a total of not more than 21 habitable rooms, with associated access, turning area, garaging parking and landscaping – Granted March 1981.

### **Similar Planning Applications**

- 1.19. There are several properties on this terrace and the surrounding streets that have planning approval for similar extensions and alterations. The relevant examples are listed below:

- a) App Ref 2014/3389/P: Demolition of existing conservatory and erection of single storey rear extension at 71 Minster Road, NW2 3SJ
- b) App Ref 2021/4688/P: Erection of a single storey rear extension with rooflights; erection of side dormer and central roof dormer extensions and installation of a new window to the flank elevation at 55 Minster Road, NW2 3SH
- c) App Ref 2015/2583/P: Replace existing front elevation windows with timber heritage range & replace rear windows with REHAU PVC, matching the existing styles. Replace the natural slate roof covering using Marley Eternit synthetic slates at 27 Minster Road London NW2 3SG
- d) App Ref 2019/5825/P: Erection of a rear dormer window, rooflights to the front and side and a ground floor rear and side extension, alteration to rear facade, installation of double glazed windows to the front and new windows to the side elevation at 50 Menelik Road, NW2 3RH
- e) App Ref 2016/5033/P: Erection of a single storey rear extension to single family dwelling house (class C3) at 50 Minster Road London NW2 3RE

---

# Chapter 2

## Planning Justification

---

## 2. Planning Justification

### Policy Considerations

- 2.1. The decision to grant planning permission has to have regard for the policies and proposals set out in the NPPF and development plan.

### National Planning Policy Framework (NPPF)

- 2.2. In so far as the National Planning Policy Framework (NPPF) is concerned, the proposals respond to the following guidelines:

- Local authorities should ensure that developments “*are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)*” (para 127)

### The London Plan 2021

- 2.3. Policy D3 – Optimising site capacity through the design-led approach

Paragraph D of Policy D3 states “*development proposals should:*

- 1) *enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions*
- 7) *deliver appropriate outlook, privacy and amenity*
- 11) *respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character*
- 12) *be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well*”

**Camden Local Plan 2017**

- 2.4. Policy A1 is entitled 'Managing the impact of development' and sets the Council's objective to protect the quality of life of occupiers and neighbours. In order to assess the impact of development, the Council will take into account visual privacy, outlook, noise and vibration levels, and odour, fumes and dust.
- 2.5. Policy D1 (Design) states: "*The Council will seek to secure high quality design in development. The Council will require that development: a. respects local context and character; e. comprises details and materials that are of high quality and complement the local character*"; for housing, provides a high standard of accommodation."

**Fortune Green and West Hampstead Neighbourhood Plan 2015**

- 2.6. Policy 2 of the Neighbourhood Plan is entitled 'Design and Character' and requires all development to be of a high quality design to complement and enhance the character and identity of Fortune Green and West Hampstead.
- 2.7. Development should have regard to "*the form, function, structure and heritage of its context – including the scale, mass, orientation, pattern and grain of surrounding buildings, streets and spaces*". The materials and colours should also reflect the appearance and character of the area.

With regards to extensions specifically, Policy 2 requires development to be "*in character and proportion with its context and setting, including the relationship to any negative impact on them*".

**Home Improvements SPG January 2021**

- 2.8. The Home Improvements CPG was adopted in January 2021 superseding the former Camden CPG Altering and Extending your Home. The Home Improvements CPG forms part of Camden's Local Development Framework.
- 2.9. With regards to replacement windows, the CPG states: "*A like-for-like replacement means that certain elements of the window or door are to be retained as indicated below, except for the glazing which could be changed from single to double glazing:*

- *Shape and dimensions of window opening;*
- *Frame material and dimensions to include frame profile width and depth;*
- *Fenestration pattern, to include the layout/pattern of glazing bars;*
- *Size and placement of structural glazing bars;*
- *Opening method, such as sliding sash, outward or inward opening casement window, tilt-and-turn etc.”*

2.10. The CPG also states: *“New windows and doors should generally be designed and composed of materials and finishes sympathetic to the original window and/or doors to the building. There are cases where materials and designs which are contrasting contemporary additions would be supported”*

2.11. With regards, to rear extensions, the new CPG states: *“Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;*

- *Be built from materials that are sympathetic to the existing building wherever possible;*
- *Respect and preserve the original design and proportions of the building, including its architectural period and style;*
- *Respect and preserve existing architectural features, such as projecting bays, decorative balconies, cornices and chimney stacks;*
- *Be carefully scaled in terms of its height, width and depth;*
- *Allow for the retention of a reasonably sized garden;”*

2.12. The CPG also recommends that rear extensions should: *“Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space”*

### **Justification for the Proposal**

2.13. The main considerations for this proposal application are:

- Design and appearance of the development
- Amenity impacts to neighbouring properties

2.14. The property is located outside of a Conservation Area and would have normally benefitted from permitted development rights. The only reason the proposed works do not constitute permitted development is that permitted development

rights for alterations to the dwelling were removed in the original application for its creation. This was imposed by the LPA not necessarily with substantive justification, as required by para 53 of the current NPPF (and national planning policy guidance before this date), and has not been challenged. Conditions such as these are not recommended by central government and “*should not be used to restrict national permitted development rights unless there is clear justification to do so.*”

## **Design**

### **Rear extension**

- 2.15. The existing single storey rear extension was constructed in 2015 by the previous owners of the house to replace the pre-existing conservatory. The conservatory can be viewed as existing in 2002 on the approved plans for application *PWX0202932* (see existing drawing at **Appendix 1**).
- 2.16. The 2.9m deep extension was built matching the footprint of the conservatory and was built to improve the living spaces of the house at ground floor level. The construction of the extension created a larger living/dining room with patio doors providing direct access to the side garden of the house.
- 2.17. The extension is of modest size and provides 12sqm of additional habitable floorspace. It has been designed to remain subordinate to the dwelling. The extension has a mono-pitched roof with eaves at 2.5m and a ridge at 3.4m.
- 2.18. The single storey rear extension as-built replicates the rear extension built at no.71 Minster Road which was granted planning permission in 2014 under application 2014/3389/P. The extension approved at no.71 is of a similar design and has a higher roof at 3.57m. When assessing the acceptability of the proposal, the case officer concluded:

*“In assessing the application, the proposed extension would not be overly obtrusive or have significant impact upon the appearance of the host building or wider area, and as such, the proposed extension is proposed in accordance to DP24 and CS14 of the LDF.”* (See decision notice and officer’s report at **Appendix 2**).

- 2.19. Considering the similarities between the two proposals, the proposed extension at 73 Minster Road should also be considered to be acceptable in design terms and is in accordance with Policy D1 of the Local Plan.

*Replacement windows and front door*

- 2.20. The front door of the house and the windows at ground and first floor levels are now dark grey uPVC and replace the old dark brown timber door and windows.
- 2.21. The replacement front door is of a similar style as the pre-existing timber front door. And the replacement windows have the same style and design as the pre-existing windows, with large single-paned windows. The property is part of a 1980s modern development of no particular historical or architectural merit. The use of uPVC for the replacement windows and front door would not detract from the character of the area.
- 2.22. When viewed from the street, the existing dark grey door and windows match the appearance of the garage door and do not appear visibly different from the pre-existing dark brown timber fenestration, as can be seen from the image below.
- 2.23. And in terms of the broader colour palette, the dwelling and the neighbouring properties at 71, 75 to 79 have red brick facades with dark brown timber windows and door, and dark red tiles at roof level. The dark grey front door and window frames blend in well within the group of houses 71 to 79 and do not detract from the existing colour palette of these properties. The replacement windows and door fit in well the local streetscene and enhance the character and appearance of the host property.



Pic.1: Photograph of the application property with the existing windows, in its wider context

2.24. It should also be noted that the wider streetscene along Minster Road and Menelik Road includes a variety of design, materials and fenestrations, including uPVC and aluminium windows.

2.25. 64 and 64A Menelik Road, directly adjacent to 71-79 Minster Road have white uPVC windows on their front elevations as can be seen in the image below.



Pic.2: Front elevation of 64 and 64A Menelik Road (Source: Google Maps)

2.26. And to the south of the site, 67A Minster Road is a modern house with large window openings similar to the application property. It is noted that the

installation of large grey aluminium framed windows in replacement of the ground floor garage door was approved by LBC in 2006 (Ref 2006/3314/P).



Pic.3: Front elevation of 67A Minster Road (Source: Google Maps)

- 2.27. 64 Minster Road is another example of the use of grey upvc windows along the road. The property was recently refurbished and now comprises a mix of grey upvc windows on the side elevation and white timber-framed windows on the front elevation.



Pic.4: Existing fenestration at 64 Minster Road

- 2.28. Planning permission 2016/5033/P was also granted for the construction of a single storey rear extension and the replacement of the existing ground floor timber windows with powder-coated aluminium framed windows at 50 Minster Road, located on the corner of Minster Road and Asmara Road. When assessing the acceptability of the installation of black powder-coated windows to the side and rear elevations, the case officer considered the fenestration would *“give the extension a modern, lightweight appearance and by virtue of their location at ground floor level would not detract from the properties character and appearance”* (See Decision notice at **Appendix 3**).



Pic.5: Existing fenestration at 50 Minster Road (source: Google Maps)

- 2.29. Both 50 and 64 Minster Road are corner properties and are therefore very prominent within the streetscene. The example set by these properties shows that dark colour windows and doors made of materials other than timber form part of the established character and appearance of Minster Road. The installation of the existing front door and windows

- 2.30. To the northwest, 50 and 52 Menelik Road further illustrate the variety of fenestration within the surrounding area. No.52 has grey-painted timber windows, as shown by the image below. And application 2019/5825/P was granted at no.50 for the construction of a side and rear extension, including the installation of aluminium-framed windows to the rear of the house (See decision notice at **Appendix 4**).



Pic.6: Front elevation of 52 Menelik Road (Source: Google Maps)

- 2.31. Overall, the streetscene along Minster Road and Menelik Road is varied in terms of fenestration, and on balance, the replacement front door and windows do not harm the appearance of the property nor do they harm the character of the local area. The installation of the replacement dark grey uPVC windows and door is therefore compliant with Policy D1 of the Local Plan and the objectives of the Home Improvements CPG.

#### **Amenity Impacts to neighbouring properties**

- 2.32. The potential impact of the rear extension and replacement fenestration in terms of privacy and overlooking was considered at the design stage. Due to the size and scale of the rear extension as built, the development is not considered to result in harmful overshadowing, over-dominance or loss of outlook for the neighbouring properties. The extension's patio doors are facing towards the property's side garden, similar to the existing extension at no.71. The proposal,

therefore, does not result in any harmful overlooking or loss of privacy for the neighbouring properties.

- 2.33. As such, the proposal would not have a harmful impact on the amenities of the neighbouring properties. The development would therefore comply with policy A1 of the Local Plan and should be approved on this basis.

---

# Chapter 3

## Conclusion

---

### 3. Conclusion

- 3.1. The proposed development should be seen in the context of scale, design, materiality, functionality and sustainability.
- 3.2. The retrospective planning permission is required because the installation of replacement front door and replacement windows, together with the construction of the existing rear extensions were carried out without the benefit of planning permission. Permitted Development rights were withdrawn by a planning condition imposed on the original permission for the construction of the dwelling. The applicant does not agree this condition should have been imposed. However, the more straightforward approach is to apply for a retrospective policy-compliant planning permission.
- 3.3. The design and size of the rear extension replicates the single storey rear extension built at 71 Minster Road, and follows other examples of rear extensions in the local area. And the replacement door and windows, as installed, integrate well within the façade of the building and improve the appearance of the property.
- 3.4. This proposal should be assessed in the context of the lack of heritage designation for the application site. It should be treated with equal merit to any other non-heritage designated site.
- 3.5. The benefits of the proposal are summarised below:
  - The proposal does not harm the character of the existing building and area.
  - The proposal does not harm the neighbouring non-designated heritage assets
  - The proposal enhances the character and appearance of the host property by using the appropriate materials.
  - The proposal will result in no harm to the amenity or privacy of neighbouring properties
- 3.6. The proposal is supported by the guidelines set out within national and local development framework. The proposal is compliant with policies D1 and A1 of the

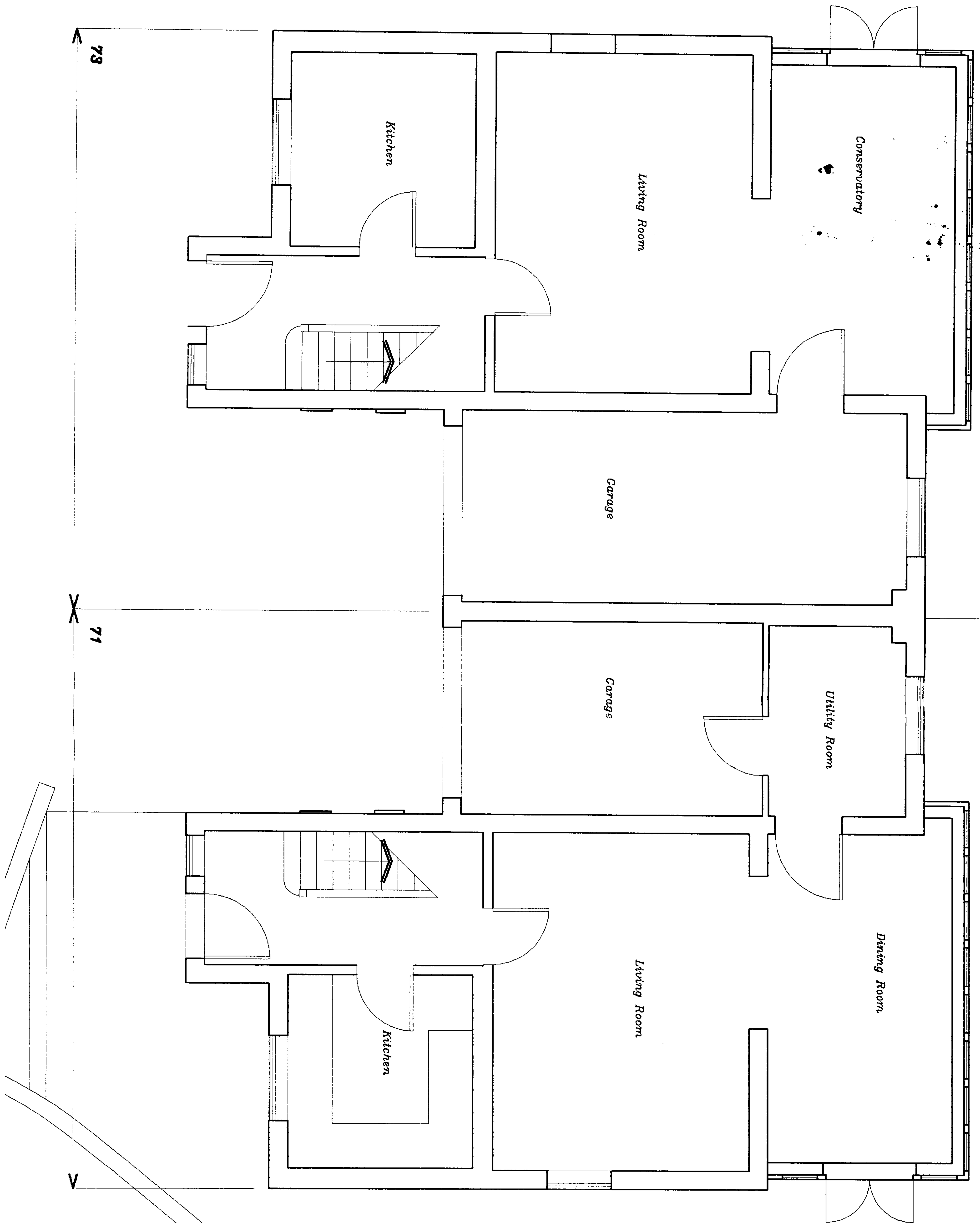
Local Plan and with the design guidance contained in the Home Improvements CPG.

- 3.7. The design, the high-quality architecture and the materials enhance the character of the parent building and improves the living conditions of the occupiers. Therefore, the proposal should be granted permission.
- 3.8. There are clear disbenefits to refusing the application given the disruption caused to immediate residents of the property and the local area and reducing the internal habitable floor space of the house.

---

# Appendix 1

---



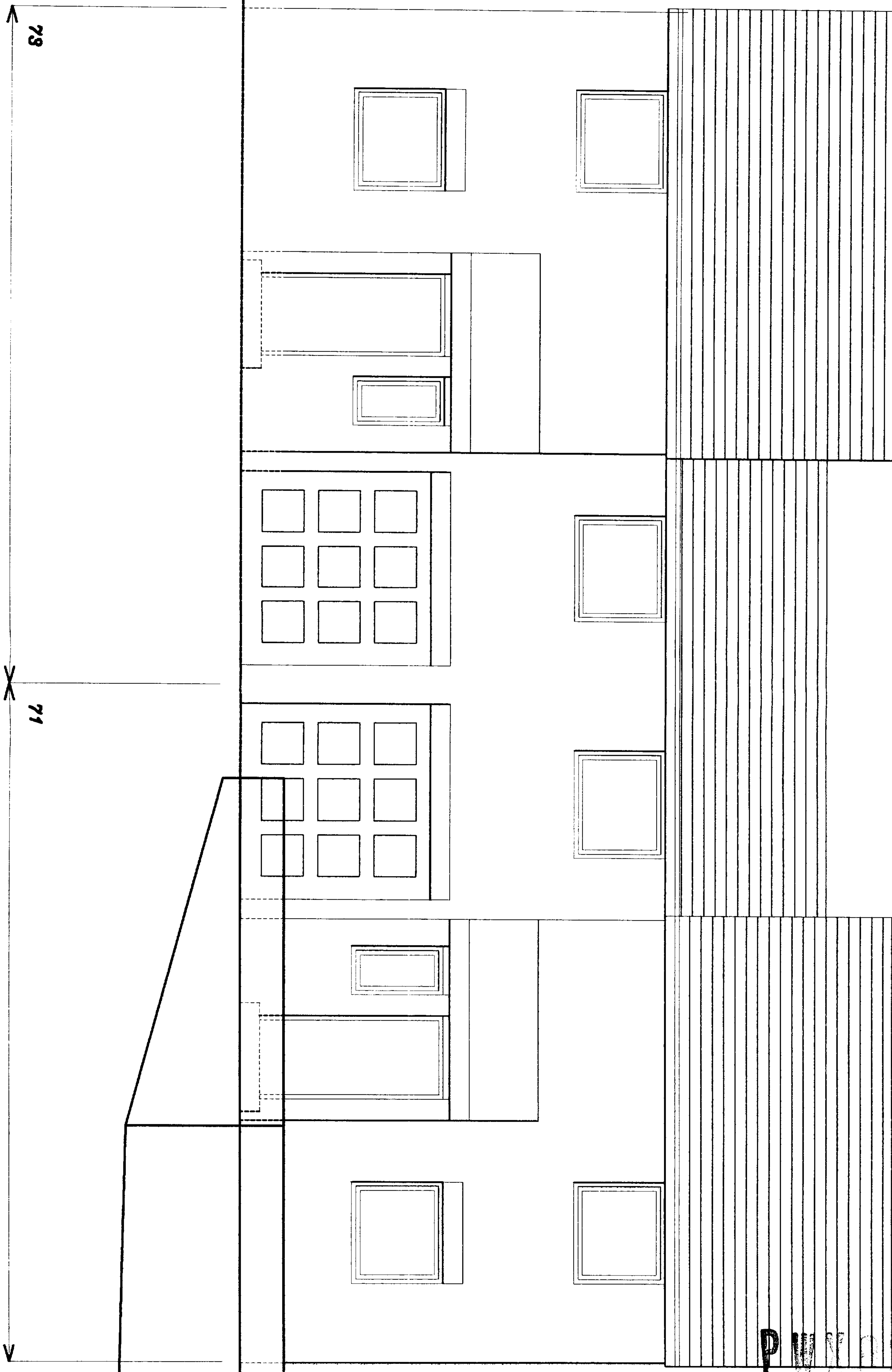
Yiannis Pareas Chartered Architects  
 82 Mill Lane  
 London NW6 1NL  
 Tel 0171 431 5022 fax 0171 435 6571

73 MINSTER ROAD  
 LONDON NW2

SCALE 1:50

FLOOR PLAN  
 AS EXISTING

DRAWING NO 310/1

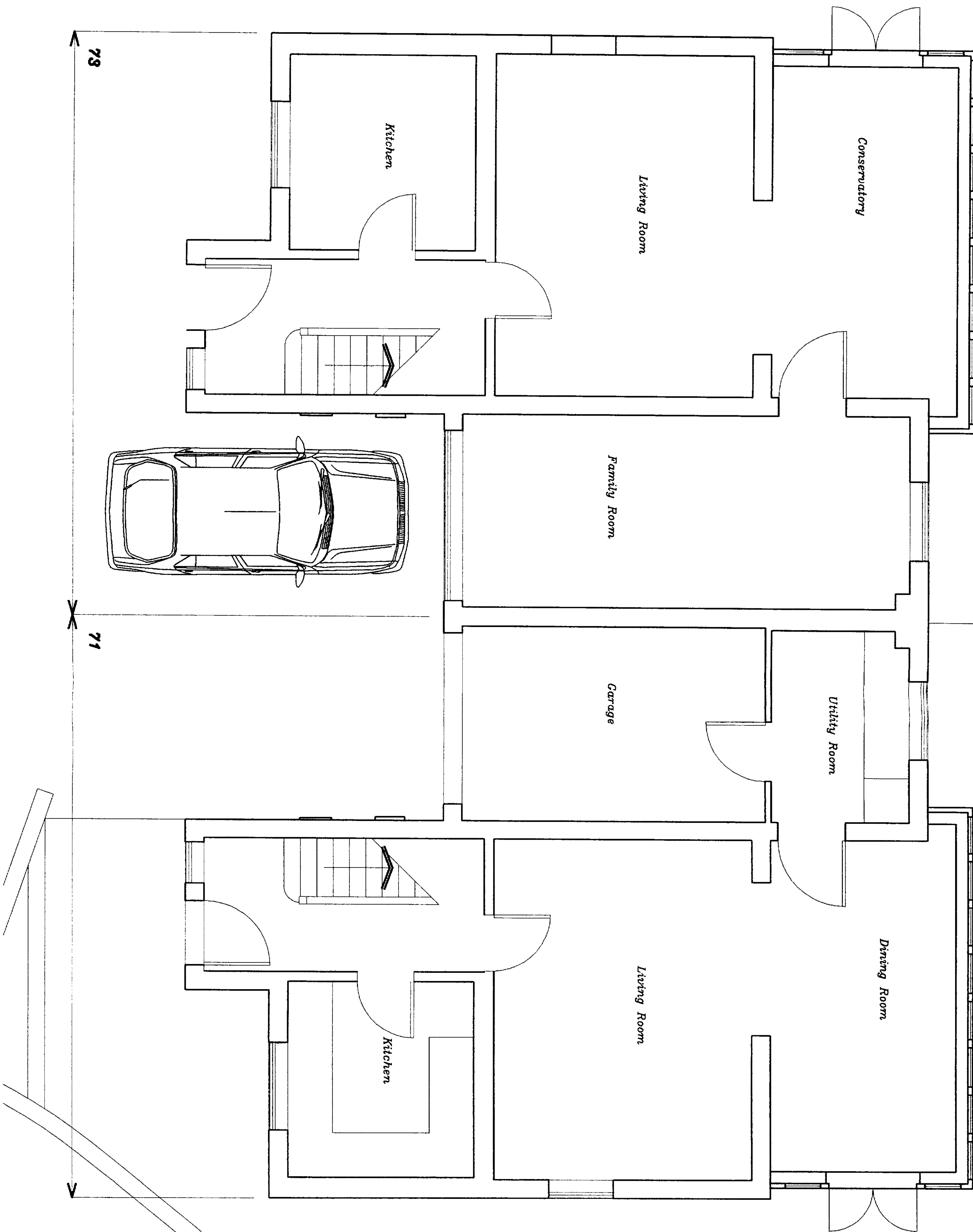


Yiannis Pareas Chartered Architects  
82 Mill Lane  
London NW6 1NL  
Tel 0171 431 5022 fax 0171 435 4651

MINSTER ROAD  
LONDON NW2  
SCALE 1:50

FRONT ELEVATION  
AS EXISTING

DRAWING NO 310/2



PWX 12032

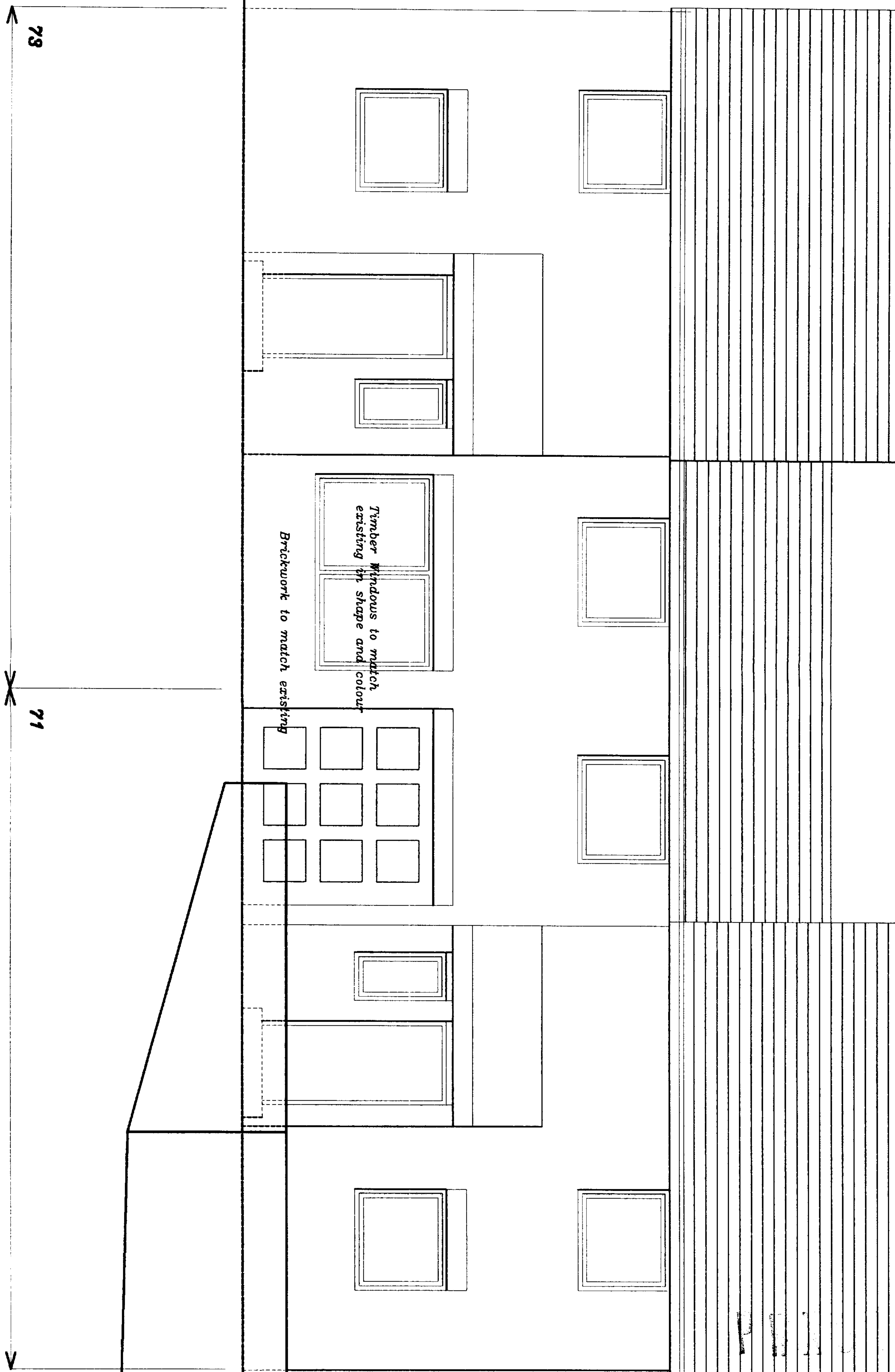
Yiannis Pareas Chartered Architects  
82 Mill Lane  
London NW6 1NL  
Tel 0171 431 5022 fax 0171 435 6571

73 MINSTER ROAD  
LONDON NW2

SCALE 1:50

FLOOR PLAN  
AS EXISTING

DRAWING NO 310/3

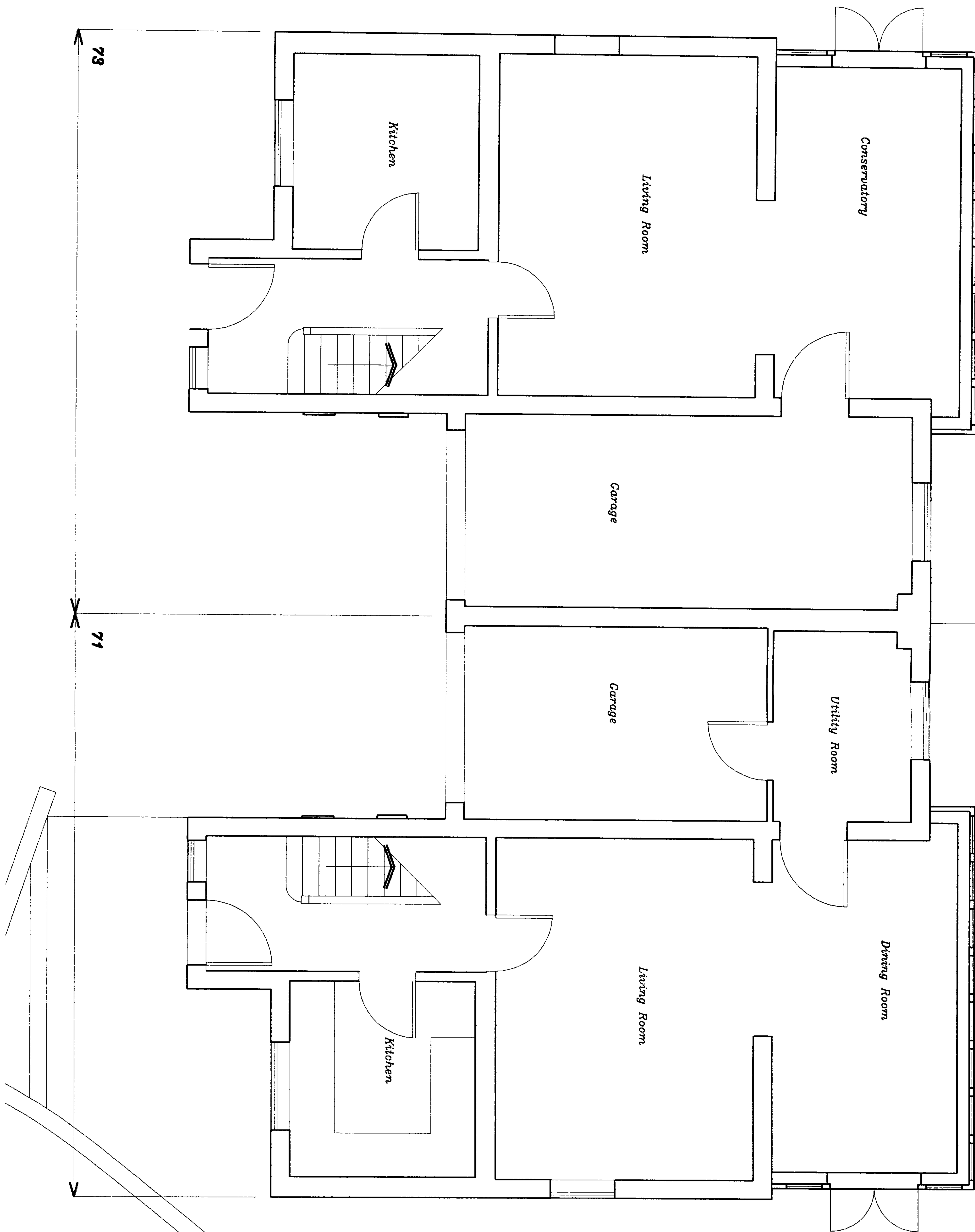


Yiannis Pareas Chartered Architects  
 82 Mill Lane  
 London NW6 1NL  
 Tel 0171 431 5022 fax 0171 435 4657

MINSTER ROAD  
 LONDON NW2  
 SCALE 1:50

FRONT ELEVATION  
 AS EXISTING

DRAWING NO 310/4



PWX 001132

Yiannis Pareas Chartered Architects  
82 Mill Lane  
London NW6 1NL  
Tel 0171 431 5022

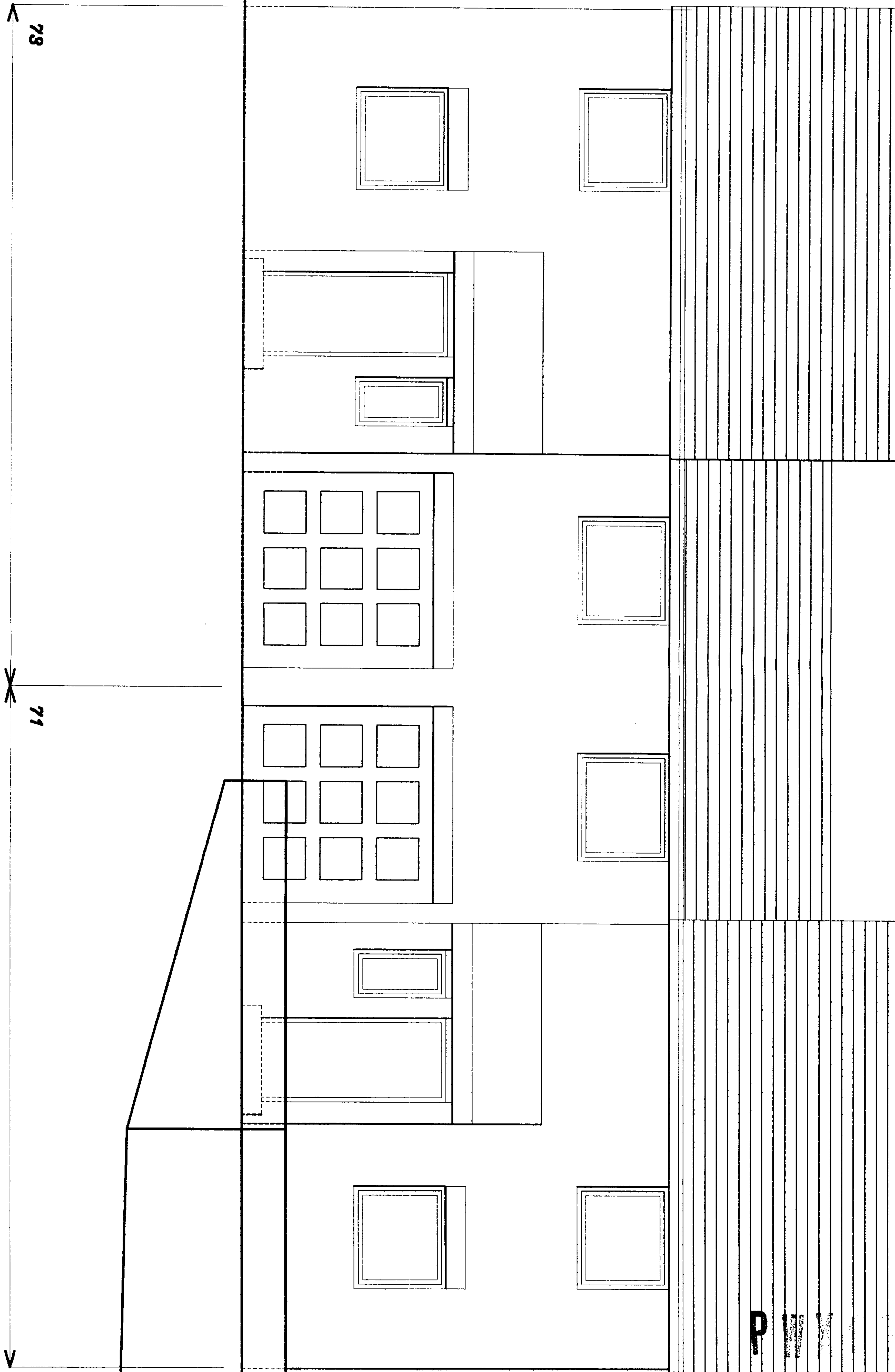
fax 0171 435 6571

71 & 73 MINSTER ROAD  
LONDON NW2

SCALE 1:50

FLOOR PLAN  
AS EXISTING

DRAWING NO 310/5

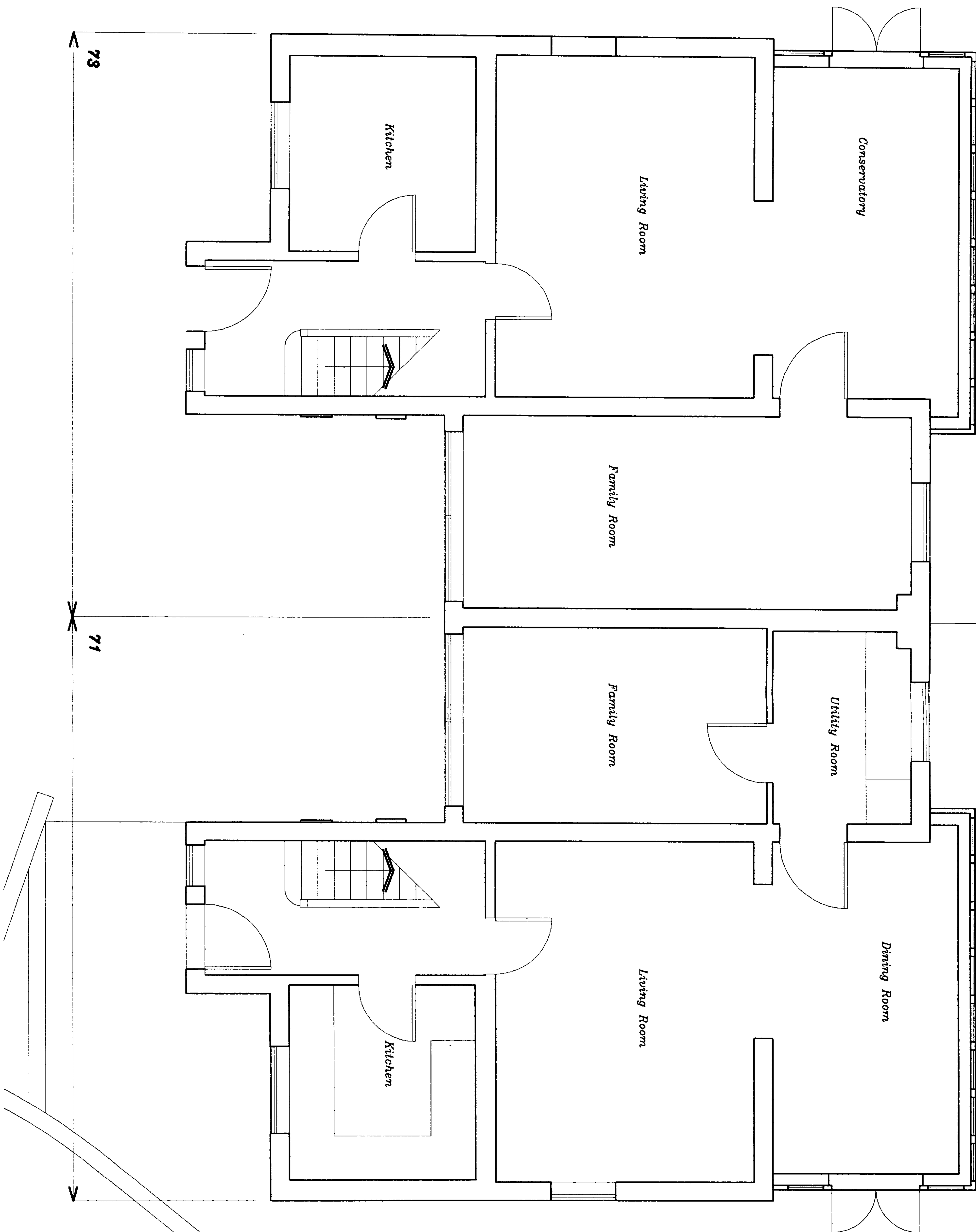


Yiannis Pareas Chartered Architects  
 82 Mill Lane  
 London NW6 1NL  
 Tel 0171 431 5022 fax 0171 435 4651

71 & 73 MINSTER ROAD  
 LONDON NW2  
 SCALE 1:50

FRONT ELEVATION  
 AS EXISTING

DRAWING NO 310/6



P W Y

Yiannis Pareas Chartered Architects  
82 Mill Lane  
London NW6 1NL  
Tel 0171 431 5022

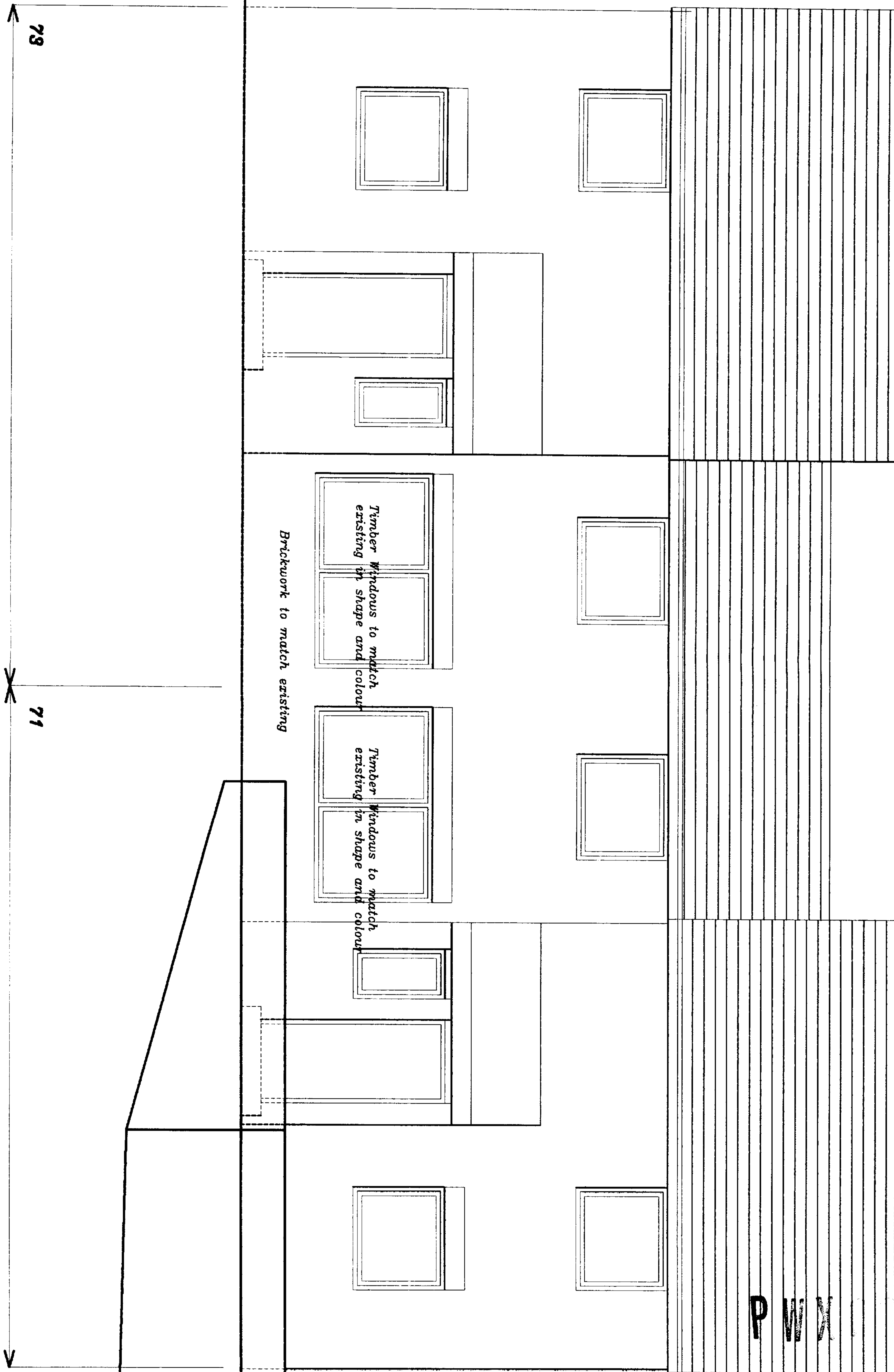
fax 0171 435 6571

71 & 73 MINSTER ROAD  
LONDON NW2

SCALE 1:50

FLOOR PLAN  
AS EXISTING

DRAWING NO 310/7



Yiannis Pareas Chartered Architects  
 82 Mill Lane  
 London NW6 1NL  
 Tel 0171 431 5022 fax 0171 435 4657

71 & 73 MINSTER ROAD  
 LONDON NW2  
 SCALE 1/50

FRONT ELEVATION  
 AS EXISTING

DRAWING NO 310/8

---

# Appendix 2

---

Miss Miriam Balazova  
Building Designs  
24 Saint Thomas Place  
London  
E9 7PW

Application Ref: **2014/3389/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

8 July 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**71 Minster Road**  
**London**  
**NW2 3SJ**

Proposal:  
Demolition of existing conservatory and erection of single storey rear extension.  
Drawing Nos: Site Location Plan; EX\_000, EX\_100, EX\_200, EX\_300, PL\_300A, EX\_301, EX\_302; EX\_304; EX\_305; PL\_000A, PL\_100A, PL\_200A, PL\_301A, PL302A, EX\_303, PL\_303A, PL\_304, PL\_305;

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans EX\_000, EX\_100, EX\_200, EX\_300, PL\_300A, EX\_301, EX\_302; EX\_304; EX\_305; PL\_000A, PL\_100A, PL\_200A, PL\_301A, PL302A, EX\_303, PL\_303A, PL\_304, PL\_305;

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are

implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

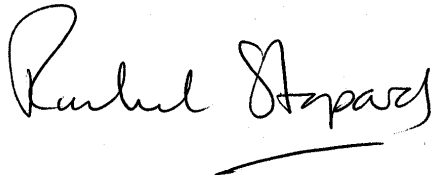
Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>30/07/2014</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>27/06/2014</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Obote Hope				2014/3389/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
71 Minster Road London NW2 3SJ							
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		<b>Date</b>		
<b>Proposal(s)</b>							
Demolition of existing conservatory and erection of single storey rear extension.							
<b>Recommendation(s):</b>		<b>Grant Planning Consent</b>					
<b>Application Type:</b>		<b>Householder Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		No site notice was displayed No press notice was published					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>08</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		No comment received					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A					

## Site Description

No 71 is a 2-storey semi-detached property situated on the east side of Minster Road Rd, south of the Menelik Road. The property is located within a small cul-de-sac of 2 dwellings.

The application building is not located in a conservation area.

## Relevant History

**8501218** – Planning permission **granted** 02/10/1985 for: Change of use and works of conversion to form three self-contained flats as shown on drawing No.0143/1B.

8500782 - Application for Certificate of Established Use of the property as three separate non self-contained flats.\*(No plans submitted). **Withdrawn**

## Relevant policies

**National Planning Policy Framework 2012**  
**London Plan 2011**

### **LDF Core Strategy and Development Policies 2010**

CS 5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

### **Development Policies**

DP24 – Securing high quality design

DP22 – Promoting sustainable design and construction

DP25 – Conserving Camden's Heritage

DP26 – Managing the impact of development on occupiers and neighbours

### **Camden Planning Guidance 2013**

1-Design & appearance

6-Amenity

## Assessment

1.1 Planning permission is sought for the erection of a single storey extension, following the demolition of existing conservatory to the rear elevation of dwelling house and the installation of 4 x rooflights.

1.2 The main issues under consideration are:

- design
- Impact on residential amenities

## Design

1.3 Policies CS14 and DP24 are of relevance, as is CPG1. The design guidance on rear extensions in chapter 4. Rear extensions should be subordinate to the original building in terms of scale and situation and should be designed to:

- be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing
- not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure; allow for the retention of a reasonable sized garden

1.4 These policies are reinforced by the advice set out in CPG1 (Design). With regard to rear extensions (para. 4.10), CPG1 states that these should be designed to be *'secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing'*, as well as *'respecting and preserving the original design and proportions of the building, including its architectural period and style'*.

1.5 The proposed extension would be erected following the demolition of existing conservatory that measures approximately 6.2m in width x 2.9m in depth x 2.9m in height located to the rear of the property, the property is a corner site and the existing extension protrudes the rear boundary wall by approximately 0.6m.

1.6 The proposed rear extension would measure approximately 3.7m in depth x 8.8m in width x height varying from the boundary wall that rises to 3.5m in height. The extension would be constructed using matching materials to match the aesthetics of the host building .i.e. brick, rooftiles and timber framed windows and doors to match the existing. There would be 1x new window and 1 x sliding door that would be installed to the side elevation. However, there are already windows located at ground and first floor level.

1.7 Permission is also being sought for the installation of 4 x rooflights to the roof of the proposed extension and would measure approximately 1.6m in depth x 0.8m in width and 0.8 in width x 0.8 depth along the proposed rear elevation.

1.8 Given that the proposed extension would be located to the rear of the property and would replace an existing conservatory and be approximately 1.1m of additional depth it is considered that the proposed extension would be a subordinate addition. In assessing the application, the proposed extension would not be overly obtrusive or have significant impact upon the appearance of the host building or wider area, and as such, the proposed extension is proposed in accordance to DP24 and CS14 of the LDF.

1.9 It is considered that the proposed single storey extension would be subordinate to the host building in bulk and appearance as it would be level with the rear boundary wall and elevates to 0.5m towards the rear of the building. Given the building is not located within any designated conservation area, coupled with the position of the rear extension on the plot as well as the low position of the proposed extension at ground floor level, the extension is proposed in accordance with para 4.13 of CPG1. It is not considered that the glazing associated with the rooflights would not have any significant impact upon the visual amenity of the host building or wider area and are therefore considered acceptable.

## **2.0 Amenity**

- 2.1 The 3.4m height of the proposed extension is considered to be appropriate to protect the amenity of neighbouring occupants, given the height of the existing building which it replaces as well as the boundary treatment of the site. It is not considered that the amenity of neighbouring occupants would be adversely affected by the proposed extension.
- 2.1 The proposed extension would not have detrimental impact on the loss of privacy, loss of outlook or adding to the sense of enclosure. Therefore, the proposed extension would broadly meet planning policies DP 26 and CS 5 of the LDF.

### **Recommendation:**

Grant planning permission

GENERAL NOTES  
ALL DIMENSIONS TO BE CHECKED ON SITE.  
DO NOT SCALE FROM THE DRAWING.  
REPORT ALL CONFLICTS OF INFORMATION TO BUILD+D.  
THIS DRAWING IS THE COPYRIGHT OF BUILD+D.

KEY PLAN/3D

NO	DATE	ISSUE/REVISION
-	16.05.14	CREATED
A	19.05.14	UPDATE



0.5m 2.5m

**BUILDING  
DESIGNS**

24 St.Thomas's Place, Hackney, LONDON E9 7PW  
www.bdtlondon.co.uk e:enquiries@bdtlondon.co.uk  
t:+44(0)20 8985 8106

PROJECT  
**71 MINSTER ROAD  
LONDON  
NW2 3SJ**

FOR PLANNING  
DRAWING TITLE

**PROPOSED  
ELEVATION BB'**

PROJECT NO.	DRAWN	NORTH
1411	MB	
PAGES	SCALE	REVISION
1/1	1:50 @ A3	
DATE	DRAWING NO.	REVISION
19.05.14	PL_301	A

---

# Appendix 3

---

Ms Erica Jong  
Erica Jong Architects  
48 Fairhazel Gardens  
South Hampstead  
NW6 3SJ

Application Ref: **2016/5033/P**  
Please ask for: **Anna Roe**  
Telephone: 020 7974 **1226**

30 November 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**50 Minster Road  
London  
NW2 3RE**

Proposal:  
Erection of a single storey rear extension to single family dwelling house (class C3).

Drawing Nos: 1071\_00\_001; 1071\_00\_101; 1071\_00\_102\_A; 1071\_00\_103;  
1071\_00\_104\_A; 1071\_20\_001; 1071\_20\_002; 1071\_20\_003; 1071\_20\_004;  
1071\_20\_005; 1071\_20\_006; 1071\_20\_007; 1071\_20\_008; 1071\_20\_009; 1071\_20\_010;  
1071\_20\_011; 1071\_20\_101\_A; 1071\_20\_102\_A; 1071\_20\_103\_A; 1071\_20\_104\_A;  
1071\_20\_105\_A; 1071\_20\_106\_A; 1071\_20\_107\_A; 1071\_20\_108\_A; 1071\_20\_109;  
Design and Access 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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1071\_00\_001; 1071\_00\_101; 1071\_00\_102\_A; 1071\_00\_103; 1071\_00\_104\_A; 1071\_20\_001; 1071\_20\_002; 1071\_20\_003; 1071\_20\_004; 1071\_20\_005; 1071\_20\_006; 1071\_20\_007; 1071\_20\_008; 1071\_20\_009; 1071\_20\_010; 1071\_20\_011; 1071\_20\_101\_A; 1071\_20\_102\_A; 1071\_20\_103\_A; 1071\_20\_104\_A; 1071\_20\_105\_A; 1071\_20\_106\_A; 1071\_20\_107\_A; 1071\_20\_108\_A; 1071\_20\_109; Design and Access Statement.

Reason: For the avoidance of doubt and in the interest of proper planning.

#### Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for a full-width rear extension. The extension would be 2.4 metres deep, but would be confined to ground floor level. There are similarly sized extensions along the street, for example no. 54 and 56 have full width ground floor extensions and no. 58 has a full width part single part two storey rear extension. In view of the existing extensions the principle of a full width rear extension is considered acceptable in this instance. The other works include the addition of a window in the properties western (flank) elevation which would match the existing windows. With regard to the rear glazing, the sliding doors would give the extension a modern, lightweight appearance and by virtue of their location at ground floor level would not detract from the properties character and appearance.

The proposed extension rises 3.4 metres on the boundary and projects 2.4 metres beyond the building line of no. 52. The 45 degree angle taken in plan dissects the window beyond its central point, but the 45 degree angle taken in elevation does not. It is therefore considered that the proposed extension would not result in a significant loss of daylight and sunlight to this window. The window is already partially obscured by the existing boundary fence and so outlook would be only marginally affected. The extension would also allow for the retention of a reasonable proportion of the rear garden amenity space.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this

decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP18, DP19, DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies of the London Plan 2016 and the National Planning Policy Framework.

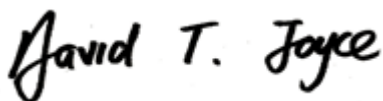
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce  
Executive Director Supporting Communities

---

# Appendix 4

---

Application ref: 2019/5825/P  
Contact: Mark Chan  
Tel: 020 7974 5703  
Date: 9 March 2020

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Roach Young Studio  
Flat 35,  
9a York Way  
Camden  
London  
N7 9GY

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**50 Menelik Road**  
**London**  
**NW2 3RH**

Proposal: Erection of a rear dormer window, rooflights to the front and side and a ground floor rear and side extension, alteration to rear facade, installation of double glazed windows to the front and new windows to the side elevation.

Drawing Nos: 0050-017 Rev. P04, 0050-018 Rev. P04, 0050-001 Rev. P01 and 0050-000 Rev. P01

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

0050-017 Rev. P04, 0050-018 Rev. P04, 0050-001 Rev. P01 and 0050-000 Rev. P01 (Last received 06/03/2020)

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Notwithstanding the approved drawings, all the new/altered first floor side elevation windows hereby permitted shall be obscured glazed.

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

#### Informative(s):

- 1 Reasons for granting permission:

The application site contains a two-storey semi-detached dwellinghouse which is not in a conservation area nor listed. The proposal includes the erection of a rear dormer window, rooflights to the front and side and a ground floor rear and side extension. The applicant is also seeking alterations to the rear façade and installation of double glazed windows to the front and new windows to the side elevation.

The size of the proposed rear dormer window has been amended slightly to be in keeping with the relevant CPG and would be a subservient addition to the property. Whilst the zinc material does not match existing materials, it is considered to respect the proposed rear elevation. The dormer largely conforms with the 500mm setback guidance and would form an already altered roofline, with the attached semi already benefiting from a similar dormer. The proposed rear and side rooflights are also in compliance with design policy. The bulk and design of the rear dormer window and rooflights would sit comfortably within the roof slopes of the host building. It should also be noted that many nearby properties have existing rear dormer and rooflights and the proposed dormer and rooflights would be in keeping with character and appearance of the local area.

The proposed ground floor rear and side extension involves enlarging the ground floor of the existing two-storey rear projection. The extension is at the north-western side of the rear elevation and is 2m wide and 4.5m deep and considered to be relatively small compared with the size of the host dwelling. The extended space would be used as a utility and garden room. The extension will have a flat roof, clay brick walls and Aluminium framed windows. Given its design, scale, materials and location at the rear of property, it is

considered the rear extension would be in keeping with the character and appearance of the host property.

The proposed alterations to rear façade includes installing a brick wall on ground level and timber cladding on the first floor. The existing rear windows and doors would all be enlarged and replaced with Aluminium framed windows which would match the proposed rear extension. Whilst the alteration works do not match the existing, they are carried out with high quality materials and would give the host property a modern appearance and allow more natural light into rooms. In addition, a new window on the first floor would be installed on the west-facing side elevation together with a window which replaces the existing side door. A condition is attached to ensure the new window on first floor is obscured-glazed so that the amenities at the adjacent property, No. 48 Menelik Road, is unaffected.

The replacement of existing timber windows in the front elevation with double-glazed timber windows of similar style is considered acceptable as it would not have a detrimental impact on the character and appearance of the property.

The proposed development would not result in additional overlooking of neighbouring residential properties or cause other harmful amenity impacts.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were 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. The proposed development also accords with the London Plan 2016 and the NPPF 2019.

- 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 London Borough of Camden 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 at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319>

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 2019.

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 of the signatory.

Daniel Pope  
Chief Planning Officer