

Application ref: 2021/5684/P  
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**Development Management**  
Regeneration and Planning  
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Rob Jarratt Architect  
23 Osborne Avenue  
Hockley  
SS5 4UJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 1 and Flat 2**  
**Ground and First Floor**  
**57 Westbere Road**  
**London**  
**NW2 3SP**

Proposal:

Erection of a single storey rear extension, enlargement of rear first floor, and replacement windows and doors to two flats (Class C3).

Drawing Nos: 0143-DAS-01C, 0143 Extensive Green Roof Details (EGR\_SPG\_SPS\_131020-1), (0143-) 02 Rev C, 03 Rev A, 04 Rev A, 05 Rev A, 06 Rev A, 07 Rev A, 08 Rev A, 09 Rev A, 10 Rev A, 20 Rev H, 21 Rev H, 23 Rev H, 24 Rev E, 25 Rev H, 26 Rev H, 27 Rev H, 28 Rev F, 29 Rev A

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: 0143-DAS-01C, 0143 Extensive Green Roof Details (EGR\_SPG\_SPS\_131020-1), (0143-) 02 Rev C, 03 Rev A, 04 Rev A, 05 Rev A, 06 Rev A, 07 Rev A, 08 Rev A, 09 Rev A, 10 Rev A, 20 Rev H, 21 Rev H, 23 Rev H, 24 Rev E, 25 Rev H, 26 Rev H, 27 Rev H, 28 Rev F, 29 Rev A

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.

- 4 The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the extension and at no time be used as an amenity or sitting out area.

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

- 5 The living roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission-  
The proposals form the external alterations resulting from the refurbishment of two existing flats. Following officer advice, the first-floor enlargement was reduced in width and the single storey rear extension reduced in size and height to a partial infill to the side and extension to the rear. The proposed extension would form a wraparound addition to the existing two-storey closet wing at ground floor level. It would enclose a small courtyard to the rear elevation with access from the rear ground floor to the garden level. The proposed materials would be matching stock brick appear with aluminium framed glazing. As a result, it would be subordinate in scale and location to the host building, and respect the original design, proportions and materials of the building. It would also respect the established pattern of rear extensions, as there are extensions of similar height, depth and width on this side of the

street. The proposed extension respects the ratio of built-to-unbuilt space and allows for the retention of a reasonable sized garden.

The enlargement at first floor level results in an additional width of 0.2m of the rear first floor outrigger. This would visually match the neighbouring two-storey outrigger and retains the prevailing character of rendered rear outriggers with flat roofs. There would be limited views of the proposal from private views on Minster Road to the west and there are railway lines to the rear of Westbere Road where mature trees screen the proposals from views. The proposal would replace all windows with double glazed units to all elevations. The replacements would be timber to the front elevation and aluminium to the side and rear and extension. The aluminium windows would not be highly visible and would appear similar in design and appearance to the existing. As a result, the replacement windows would not harm the character and appearance of the host building or the street scene.

The flat parapet roof will be softened with a sedum roof, which is welcomed in terms of the benefits of sustainable drainage and biodiversity. A condition will secure the sedum roof and restrict its use as a terrace.

The proposals would meet the national described space standards, exceeding the minimum internal floor area requirements for a 3-bedroom, 4-person flat and a 2-bedroom, 4-person flat. The flats would be dual aspect with well-designed layouts and rooms, and adequate floor to ceiling heights that would ensure good levels of daylight and natural ventilation. They would have appropriate internal circulation space and in-built storage, and each flat will benefit from their own secure garden to the rear and timber clad cycle parking and refuse stores to the front garden. On balance, the proposals would result in a higher quality of accommodation than the existing arrangement in terms of size, layout and daylight.

While the extension is close to the boundary with number 59 Westbere Road, this is at ground floor level and is set back from the boundary. The side infill would project marginally above the existing side boundary, the roof pitch slopes away reducing the impact and would not cause any harmful loss of light to nearest neighbouring windows. As a result, the proposal would not have an unreasonable impact on neighbours in terms of loss of light, outlook or sense of enclosure. One new window to the ground floor bedroom faces the neighbouring side elevation and sits below boundary level. All other new windows to the side elevations will be obscure glazed. Therefore, the development would not result in loss of privacy to neighbouring properties. The green roof element is welcomed in terms of visual amenity and outlook. On balance, the proposal would have limited impact on the amenity of neighbouring occupiers including from additional light spill.

Following consultation, no objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were considered in the determination of this decision.

As such, the proposed development is in general accordance with policies A1, A3, D1 of the London Borough of Camden Local Plan 2017, and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed

development also accords with 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 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.

- 4 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.
- 5 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973]] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.
- 6 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.

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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope  
Chief Planning Officer