

Application ref: 2022/1313/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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WC1H 9JE  
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Neale and Norden Consultants  
17-19 Dartmouth Park Avenue  
London  
NW5 1JL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:  
**5 Tanza Road**  
**London**  
**NW3 2UA**

#### **Proposal:**

Variation to condition 3 (approved plans) of planning permission ref 2021/0478/P dated 14/09/2021 (for installation of an inset balcony on the rear roof slope, extension of main side roof slope with solar panels, single storey side extension to side store and replacement windows and doors), namely to increase the height of the single storey side extension, set back the extension from the front elevation of the main building, and other associated alterations.

Drawing Nos: 459/D11E; 459/D12E; 459/D16A; 459/D17Di; 459/D18A; 459/D22B; 459/D38; 459/D39C.

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 policies D1 and D2 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- 459/D11E; 459/D12E; 459/D16A; 459/D17Di; 459/D18A; 459/D22B; 459/D38; 459/D39C.

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

#### Informative(s):

- 1 Reasons for granting permission:

The amendments are to the approved scheme for a single storey side extension. They include an increase in the height of the extension by 250mm from 2.2m to 2.45m. During the course of the application the plans have been revised to set back the extension from the front façade by 1.1m rather than 0.8m in order to address concerns from the neighbouring occupier. The front part of the shared party wall would be increased in height by 0.7m. A conservation velux rooflight would be installed in the roof. The design of the extension would remain the same.

In this part of South Hill Park Conservation Area, the gaps between buildings are important as they provide glimpses through to the greenery of the gardens and trees behind which provides relief along the densely developed street. Objections have been received from local residents regarding the loss of the gap with views being reduced through to the Heath beyond. An increase in height of the extension by 250mm will not have any significant impact on the view through the gap and the ability to appreciate sky and greenery between buildings. By setting the extension back further from the frontage, it is a modest improvement from the approved scheme as it will give it a more subservient appearance from the street.

Given the tight gaps between buildings, the proposed rooflight would be unlikely to be visible from the surrounding streetscape so would not affect the character and appearance of the conservation area. It is noted that the approved drawings show a number of photovoltaic panels on the same room which are no longer proposed and have been replaced with a conservation style roof light. In terms of the impact on the character and appearance of the building or the streetscene there is no objection to these changes.

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.

The changes proposed would not result in any additional harm to the amenity of the neighbouring properties in terms of loss of light, outlook or privacy, and would be considered acceptable.

2 letters of objection were received in response to the application. These and the planning history of the site have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, and D2 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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.
- 3 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).
- 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.

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 positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer