

Application ref: 2021/4356/P  
Contact: Sofie Fieldsend  
Tel: 020 7974 4607  
Email: [Sofie.Fieldsend@camden.gov.uk](mailto:Sofie.Fieldsend@camden.gov.uk)  
Date: 17 August 2022

**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)

Firstplan  
Broadwall House,  
21 Broadwall  
London  
SE1 9PL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**1 Sarre Road and 8 Westbere Road  
London  
NW2 3SN**

Proposal:

Conversion of property from 7 existing flats to 4 flats (2 x 1bed 1p, 1 x 2bed 3p and 1 x 2bed 4p); Erection of front/side two storey extensions at ground and first floor, front roof terrace and front boundary alterations on 8 Westbere Road elevation; Erection of hip-to-gable roof extensions with rear dormer, front and rear rooflights and ground floor rear extensions on 1 Sarre Road elevation; Installation of bin/bike stores and landscaping to both front gardens.

Drawing Nos: Site location plan; 269\_00\_10; 269\_00\_11; 269\_00\_12; 269\_00\_13; 269\_00\_20; 269\_00\_22; 269\_00\_30; 269\_00\_31; 269\_00\_32; 269\_00\_33; 269\_30\_10 A; 269\_30\_11 A; 269\_30\_12 A; 269\_30\_13 A; 269\_21\_20 A; 269\_30\_21 A; 269\_30\_22 A; 269\_30\_30 A; 269\_30\_31 A; 269\_30\_32 A; 269\_30\_33 A; Proposed materials; Daylight, Sunlight and Overshadowing Report by TFT dated 15 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:

Site location plan; 269\_00\_10; 269\_00\_11; 269\_00\_12; 269\_00\_13;  
269\_00\_20; 269\_00\_22; 269\_00\_30; 269\_00\_31; 269\_00\_32; 269\_00\_33;  
269\_30\_10 A; 269\_30\_11 A; 269\_30\_12 A; 269\_30\_13 A; 269\_21\_20 A;  
269\_30\_21 A; 269\_30\_22 A; 269\_30\_30 A; 269\_30\_31 A; 269\_30\_32 A;  
269\_30\_33 A; Proposed materials; Daylight, Sunlight and Overshadowing  
Report by TFT dated 15 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 of the London Borough of Camden Local Plan 2017.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including plans, coloured elevations and sections at 1:10 of all new windows (including jambs, head and cill), doors, balustrades and associated elements;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials including a brick panel (to be provided on site). Samples of materials to be provided at a suitable size (eg. 1x1m) and alongside all neighbouring materials.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 Camden Local Plan 2017.

- 5 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include-
- i. a detailed scheme of maintenance;
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used;

iii. full details of planting species and density.

The living roofs 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 CC1, CC2, CC3 and A3 of the London Borough of Camden Local Plan 2017.

- 6 Prior to occupation of the new residential units, secure and covered cycle storage as shown on drawing no. 269\_30\_10 A for 6 cycles should be provided in its entirety, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 7 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017.

- 8 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become 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: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017.

- 9 The development hereby approved shall achieve a maximum internal water use of 110 litres/person/day. The dwellings shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with

Informative(s):

1 Reasons for granting permission:

On the Westbere Road elevation, a two storey front/side extension is proposed at ground and first floor. The front extension is modest and matches the building line of No.6 Westbere Road. The side extension will occupy the entire width of the plot at ground floor and will modestly square off the building at first floor. It is considered that it improves the proportions of the building without appearing dominant and enhances the front elevation within the streetscene. The replacement of the existing high and poor quality front boundary fence that fronts Westbere Road with a lower brick wall and gate is welcomed and enhances the street.

On the Sarre Road elevation, a hip-to-gable roof extension on both sides, erection of a rear dormer and rooflights at both front and rear are proposed. It is noted within the street that, although the other properties are semi-detached, a hip-to-gable extension would reflect the prevailing pattern of development. The proposed dormer and rooflights would appear as subordinate additions on the roofslopes. The roof terrace would have limited views, given its siting and setback from the front elevation, and, given the nature of the existing form of the building, it is not considered to detract from host building. The proposed rear/side extensions are considered to be modest in scale and the rear extension matches the building line of No.3 Sarre Road. They will incorporate green roofs which is welcome.

The extensions will be brick to match the existing with proportionate aluminium fenestration which is acceptable. Details of materials and a brick sample panel will be secured by condition. Both frontages will have landscaping alterations to improve access and will have bin and bike stores to improve their appearance. The green roof and landscaping details will be secured by condition.

The proposal involves the conversion of 7 units into 4 flats. Normally the loss of 2 or more units would be contrary to Policy H3. However, there are seven substandard flats all under minimum floorspace standards. The replacement of these poor-quality units with units that meet the minimum floorspace standard is welcomed and the majority are dual aspect and have access to private amenity space. The unit mix is acceptable. It is considered that the development would provide a good quality of amenity for future occupiers.

A daylight and sunlight study has been submitted with the application. It assesses the impact on daylight and sunlight to the neighbouring property at 3 Sarre Road. It demonstrates that the impact would be marginal and would comply with BRE guidance. The angle and distance from No.3 ensures that the extensions will not appear overbearing. The proposed 2nd floor front terrace, given its footprint and setback from the edges, is unlikely to afford adverse direct overlooking to neighbouring properties. The two storey side extension will not introduce any new side windows and it is considered to improve privacy

on this elevation. Given the existing boundary wall, the introduction of a front staircase on Westbere Road would not have an adverse impact on No.6 Westbere Road's amenity.

In transport terms, the scheme is acceptable as the new units will be car-free in accordance with policy and any construction nuisance will be mitigated by a Construction Management Plan (CMP). These requirements and an associated CMP monitoring fee of £3,920 will be secured via a S106 legal agreement. Sufficient cycle storage is provided within both front gardens; their installation and retention will be secured by condition.

- 2 In terms of sustainability, green roofs are proposed on the ground floor extensions and bin/cycle storage to improve biodiversity and drainage. Recycled materials and sustainably sourced materials, with low embodied energy, will be used where possible. Energy efficient services, fixtures and fittings will be implemented throughout. Insulation to the new extensions will also improve thermal efficiency. It is considered that the development has adopted appropriate climate change adaptation measures in line with policies CC1 and CC2.

One objection was received regarding potential loss of light to No.3 Sarre Road prior to making this decision and duly taken into consideration. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A2, A3, A4, CC1, CC2, CC3, CC5, D1, H1, H3, H6, H7, T1, T2, T3 and T4 of the Camden Local Plan 2017 and policies 1, 2, 7 and 8 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with policies of the London Plan 2021 and the NPPF 2021.

- 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 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 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.

- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 7 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 8 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.

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



Daniel Pope  
Chief Planning Officer