

Application ref: 2021/5567/P
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Development Management
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Connect Architecture
Connect Architecture
Flat 4
223 South Park Road
London
SW19 8RY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
32 Crediton Hill
London
NW6 1HP

Proposal: Single-storey rear extension, alterations to the side elevation and replacement of the rear single glazed rear windows with double glazed units.

Drawing Nos: 330-OS-001-001, 330-E-001-000, 330-E-002-000, 330-E-003-000, 330-E-004-000, 330-E-005-000, 330-E-010-000, 330-E-020-000, 330-PE-001-007, 330-PE-002-004, 330-PE-003-004, 300-PE-004-06, 300-PE-020-008, Fire Statement Revision 000, Arboricultural Method Statement ref. ASIAMS149.3 dated 3rd August 2022 and Tree Protection Plan rev. A dated August 2022.

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: 330-OS-001-001, 330-E-001-000, 330-E-002-000, 330-E-003-000, 330-E-004-000, 330-E-005-000, 330-E-010-000, 330-E-020-000, 330-PE-001-007, 330-PE-002-004, 330-PE-003-004, 300-PE-004-06, 300-PE-020-008, Fire Statement Revision 000, Arboricultural Method Statement ref. ASIAMS149.3 dated 3rd August 2022 and Tree Protection Plan rev. A dated August 2022.

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.

- 4 Prior to occupation of the extension hereby permitted, all glazing to the side elevation (which face towards no 30 Crediton Hill) shall be fitted with obscure glazing to a height of 1.8m internally and shall be permanently retained and maintained as such thereafter.

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.

- 5 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Arboricultural Method Statement ref. ASIAMS149.3 dated 3rd August 2022 and Tree Protection Plan rev. A dated August 2022 by Reeves Arboricultural Services. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

- 6 Regarding Land Contamination Risk Assessment

Part A: No development shall commence until a site investigation is undertaken and the findings are submitted to and approved in writing by the local planning authority. The site investigation should assess all potential risks identified by the desktop study and should include a generic quantitative risk assessment and a revised conceptual site model. The assessment must encompass an assessment of risks posed by radon and by ground gas. All works must be carried out in compliance with CLRM (2020) and by a competent person.

Part B: No development shall commence until a remediation method statement (RMS) is submitted to and approved in writing by the local planning authority. This statement shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved quantitative risk assessment. This document should include a strategy for dealing with previously undiscovered contamination. All works must be carried out in compliance with CLRM (2020) and by a competent person.

Part C: Following the completion of any remediation, a verification report demonstrating that the remediation as outlined in the RMS have been completed should be submitted to, and approved in writing, by the local planning authority. This report shall include (but may not be limited to): details of the remediation works carried out, results of any verification sampling, testing or monitoring including the analysis of any imported soil and waste management documentation. All works must be carried out in compliance with CLRM (2020) and by a competent person.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

A number of rear extensions have been added to properties on the road and are now considered characteristic of the street. Although it is noted that full width extensions are generally discouraged planning permission ref. 2017/2619/P at no. 35 represents a very similar form of development and was allowed at appeal on the 05/02/2018. The inspector deemed the loss of the rear bay window at ground floor acceptable in heritage terms and considered the proposed extension not disproportionate in size compared to the original house. This application represents a very similar form of development and similarly extends 3.1m further than the original bay into the garden. On this basis, the proposed extension to the existing extension is considered to be acceptable in principle.

The design has been revised to respond to officers' concerns regarding a bay on the new single storey element and the subsequent misalignment with the original bay. The revised design is found to be acceptable, a flush rear façade in London stock brick with three pairs of white crittall style double glazed doors, and a roof lantern to the flat roof.

The replacement of all the single-glazed windows to the rear elevation with white timber painted double glazed windows is also considered to be acceptable on the basis that the addition of traditional glazing bars represents an improvement in terms of outward visual appearance.

Alterations to the side elevation include removal of two windows and relocation of the side door which are considered to be acceptable and of appropriate design, as is the ramp to replace existing stairs.

In terms of neighbouring amenity the proposed window to the side elevation of the extension would look towards no 30 where there is an existing opening in the side elevation. In order to ensure there is no direct line of sight into either property the new window will be obscurely glazed, albeit the top fixed panes of glass may be clear glazed if they are above 1.8m internally. A condition has been added to the permission to this effect.

The new extension would extend 2m further into the garden than the rear extension of neighbouring no 34, however because the design is of a similar height, the orientation is east-facing and the rear extension to no 34 has extensive glazing across its width the impact on sunlight and daylight levels to no 34 is considered to be limited. The proposal's roof lantern is unlikely to cause harm to other properties in the building in terms of light spill considering its position and size and protrusion. The proposed extension would be north of neighbouring no 30 and would not extend as far as the no 30's existing rear extension and therefore would not have a negative effect on daylight or sunlight to that property.

Overall, 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.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

2 Continued

The proposed development is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021; and the provisions of the National Planning Policy Framework 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) 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 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.

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