

Application ref: 2022/1563/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Email: Sofie.Fieldsend@camden.gov.uk
Date: 23 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

www.camden.gov.uk/planning

Morgan Harris Architects Ltd
Orleans Lodge
Richmond Road
Twickenham
TW1 3BB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**17 Hampstead Hill Gardens
London
NW3 2PH**

Proposal:

Erection of a rear extension at lower ground floor and additional rear balcony at upper ground floor plus installation of replacement fenestration at lower and upper ground floors.

Drawing Nos: 001-01 Rev.B; 001-02 Rev.B; 002-01 Rev.B; 002-02 Rev.B; 020-01 Rev.A; 020-02 Rev.A; 021-01 Rev.A; 021-02 Rev.A; 022-01 Rev.A; 022-02 Rev.A; 030-01 Rev.B; 030-02 Rev.B; 031-01 Rev.A; 031-02 Rev.A; 032-01 Rev.A; 032-02 Rev.A, site location plan.

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:
001-01 Rev.B; 001-02 Rev.B; 002-01 Rev.B; 002-02 Rev.B; 020-01 Rev.A;
020-02 Rev.A; 021-01 Rev.A; 021-02 Rev.A; 022-01 Rev.A; 022-02 Rev.A;
030-01 Rev.B; 030-02 Rev.B; 031-01 Rev.A; 031-02 Rev.A; 032-01 Rev.A;
032-02 Rev.A, site location plan.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 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, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Excluding the terraces shown on the approved plans, no part of the flat roof of the rear extension shall be used as an amenity terrace, and any access out onto this area shall be used for maintenance purposes only.

Reason: In order to prevent overlooking and noise nuisance impacts on 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 proposal will infill a modest central recess of 4.8sqm at the rear of the existing extension and install new side aluminium parapets on the existing extension to increase the height from 2.9m to 3.4m. The rear building line would remain the same and sufficient garden space would be retained. Given the context of the neighbouring group of properties which have significantly

large extensions, the proposed infill and height to create a higher full width extension would not appear out of character with the prevailing pattern of development and would be acceptable in this instance.

The green roof will be extended on the flat roof which is welcomed; details of its design and installation will be secured by condition. The extension's fenestration will be totally replaced with full height triple glazed aluminium Crittall windows. Again, fenestration of this scale would be in keeping with the character of this group of properties.

The rear 1st floor Juliet balcony will be replaced with an additional balcony of modest footprint to match that on the other side. True balconies are not an uncommon feature on this side of the road and a modest footprint as proposed with traditional black metal railings would be appropriate. The existing sets of balcony doors and non-original toplights will be replaced with larger doors that sit within the same openings. The use of hardwood is welcomed and it is noted that there is a range of fenestration at 1st floor across the group of properties and the replacement doors would be acceptable.

In terms of amenity, the parapet on top of the existing extension will be 3.4m high on the boundaries (an increase of 0.5m from the existing) and the extension will retain the same depth. On the side closest to No.19, it still retains the same separation distance off the boundary and, although the extension is still on the boundary with No.15, this property is angled away from the site. It is also noted that both properties are large detached buildings with sizeable rear gardens. Given the context above with the separation distances, it is unlikely that this increase in height would harm their amenities in terms of loss of light or outlook.

The building already has one modest terrace at upper ground which would be retained in this location and the proposal will provide a similar sized balcony closer to the side with No.15. Given its siting and small footprint, it is not considered that this will cause overlooking into No.15's rear windows or give rise to additional noise and disturbance.

The site is located in a historically flooded street. However given the minor increase in total footprint and as the green roof is being extended to mitigate the increase, it is not considered to raise additional flooding concerns. If the extension was being demolished and rebuilt in its entirety, then the Council would expect to see more detailed information.

No objections were received during the course of this application. The site history has also been considered.

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.

As such, the proposal is in general accordance with policies A1, A3, CC1, CC2, CC3, D1 and D2 of the Camden Local Plan 2017 and with policies DH1, DH2, NE2 and NE4 of the Hampstead Neighbourhood Plan 2018. The proposed

development also accords with the policies of the London Plan 2021 and 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 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.
- 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) 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:

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

Yours faithfully



Daniel Pope

Chief Planning Officer