

Application ref: 2022/2555/P
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Date: 26 September 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

51 architecture
1a Cobham Mews
London
NW19SB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
37 Flask Walk
London
NW3 1HH

Proposal:

Erection of a rear single-storey extension at garden level and upgrade of existing outbuilding in rear garden to create larger outbuilding.

Drawing Nos: Drawing No. 000, 001, 002, 003, 004, 005, 006, 007, 008, 009, 101, 102, 103, 104, 106, 107, 108, 109, 110, 111, 200, 201, 202, 300, dated November 2021 prepared by 51 Architecture.

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 Drawing No. 101, 102, 103, 104, 106, 107, 108, 109,

110, 111, 200, 201, 202, 300, dated November 2021 prepared by 51 Architecture.

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.

Informative(s):

- 1 Reasons for granting permission.

The proposal comprises of a rear single-storey extension at garden level and upgrade of existing outbuilding in the rear garden to create a larger outbuilding for the purpose of a garden studio.

The proposed works are considered to be acceptable in terms of design and conservation. The design, scale, siting and materials of the proposals would be in keeping with the character and appearance of the subject property and wider conservation area. The ground floor winter garden extension to the main cottage will not involve the loss of pre-C20th fabric and is similar in location to other extensions which have been permitted in this terrace.

The winter garden is designed so that it requires no irreversible connections to the original building, junctions are demountable and do not damage historic brickwork. The extension itself will be a lightweight, glazed timber frame which allows the original rear line of the cottage to remain visible.

It is proposed to replace two sash windows at first floor, rear elevation. The existing sashes are comparatively modern although well-detailed and the proposed replacements would replicate this detail as demonstrated by the elevations and sections provided.

The proposals have been reviewed by the Council's Conservation Officer who considers the proposals to preserve the character and appearance of the conservation area and the significance of the listed building.

It is not considered that there would be any significant detrimental impact to residential amenity. The proposed alterations would not involve any significant increase in massing. No new views would be afforded into any neighbouring habitable windows as a result of any element of the proposal.

Three comments in support of the application and one comment requesting an amendment were received following statutory consultation. The site's planning

history and relevant planning history were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with Policies D1, D2, and A1 of the Camden Local Plan 2017, and policies DH1 and DH2 of the Hamstead Neighbourhood Plan 2020. 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:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully

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

Daniel Pope
Chief Planning Officer