

Application ref: 2022/1662/P
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Date: 3 October 2022

Development Management
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Hugh Cullum Architects Ltd
Hugh Cullum Architects Ltd
61B Judd Street
London
WC1H 9QT
undefined

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**101 South End Road
London
Camden
NW3 2RJ**

Proposal:

Replacement of existing single storey rear extension, enlargement of terrace above, alterations to front fenestration, erection of lower ground front extension, and replacement of front porch canopy.

Drawing Nos: Location Plan; E100 (A) Existing Lower Ground Floor Plan; E101 (A) Existing Ground Floor Plan; E103 (A) Existing Roof Plan; E200 (A) Existing Front Elevation; E201 (A) Existing Rear Elevation; E310 (A) Existing Section 1; E311 (A) Existing Section 2; P100 (B) Proposed Lower Ground Floor Plan; P101 (C) Proposed Ground Floor Plan; P103 (C) Proposed Roof Plan; P200 (C) Proposed Front Elevation; P201 (C) Proposed Rear Elevation; P310 (C) Proposed Section 1; P311 (B) Section 2; P350 Proposed sash windows & French doors; Design & Access Statement (Hugh Cullum Architects - April 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 drawings:

Location Plan; E100 (A) Existing Lower Ground Floor Plan; E101 (A) Existing Ground Floor Plan; E103 (A) Existing Roof Plan; E200 (A) Existing Front Elevation; E201 (A) Existing Rear Elevation; E310 (A) Existing Section 1; E311 (A) Existing Section 2; P100 (B) Proposed Lower Ground Floor Plan; P101 (C) Proposed Ground Floor Plan; P103 (C) Proposed Roof Plan; P200 (C) Proposed Front Elevation; P201 (C) Proposed Rear Elevation; P310 (C) Proposed Section 1; P311 (B) Section 2; P350 Proposed sash windows & French doors

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 existing conservatory to be removed is not of significance to the original building, the adjoining Listed buildings or the Conservation Area. Its removal and replacement with a glazed conservatory of a similar scale and siting would not result in any harm to the built heritage or the character or appearance of the Conservation Area.

The glazed conservatory with rooflights/pavours would not detract from the built heritage or the visual amenity of the site or the townscape. Enclosed on either side by existing boundary walls with planting, the new conservatory would not be visible from the public domain and it would not significantly affect the appearance of the house or the Conservation Area when viewed from the upper floor windows of any neighbouring properties.

The lower ground floor brick extension at the front (under the ground floor entrance/door), the provision of French doors in the front elevation at lower ground floor level and the double glazed French doors on the rear elevation of the house would also not harm the architectural or historic character of the house or the setting of the adjoining Listed buildings, or Conservation Area.

The French doors on the rear elevation (to the terrace on the conservatory) would be traditional in design and materials and in keeping with the Georgian building. The French doors in the front elevation at lower ground floor level would replace existing non-original windows and would be of a more traditional Regency appearance.

The front extension at lower ground floor level would be situated under the entrance steps and it would have no material effect on the external appearance of the building or its significance in the Conservation Area.

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.

Special regard has been attached to the desirability of preserving the neighbouring listed buildings, their setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposals would not result in any loss of amenity or security for any neighbouring occupiers. The front extension and French doors would have no added impacts on the amenity of any neighbouring occupiers in terms of loss of light, privacy or outlook.

The single storey rear conservatory extension would replace the existing single storey rear conservatory and would not have any added impacts on the amenity or security of any neighbouring occupiers. Two letters of objection were received from the occupiers of the adjoining site. The objections are addressed in a separate Consultation Summary.

The site's planning history was taken into account when determining this application.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2021; and the provisions of the 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



Daniel Pope
Chief Planning Officer