

Application ref: 2022/1186/P  
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Date: 15 December 2022

**Development Management**  
Regeneration and Planning  
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Liam Andrews  
William Smalley RIBA  
First Floor  
13 Great James Street  
London  
WC1N 3DN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**2 Thurlow Road**  
**London**  
**NW3 5PJ**

Proposal: Demolition of existing rear extension, construction of a part single, part two-storey rear extension over lower and upper ground floor level with terrace above and staircase to rear garden; replacement of existing side and rear dormers; landscape works and new bike and bin store to front garden, lowering of existing lower ground floor level, installation of air source heat pump, and removal of multiple trees within the front and rear gardens.

Drawing Nos: 001, 002, 003, 004, 010, 011, 012, 013 Rev A, 014 Rev A, 015 Rev A, 020, 021, 022, 023 Rev A, 024 Rev A, 025 Rev A, 030, 031, 100, 101, 102 Rev A, 103 Rev A, 104 Rev A, 105, 106 Rev A, 110, 111, 115, 200 Rev A, 201 Rev A, 202 Rev A, 203 Rev A, 300 Rev B, 301, 302 Rev B, 303 Rev A, 304 Rev A, 305, 306 Rev B, Proposed Material Rear Elevation (Rev B), Planning Design Statement (Dated 15/12/2022), Planning and Heritage Statement (Rev 1, May 2022), Ground Investigation & Basement Impact Assessment Report (October 2022), Structural Methodology Statement (October 2022), Arboricultural Report (May 2022), Acoustic Report (Rev B, May 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: 001, 002, 003, 004, 010, 011, 012, 013 Rev A, 014 Rev A, 015 Rev A, 020, 021, 022, 023 Rev A, 024 Rev A, 025 Rev A, 030, 031, 100, 101, 102 Rev A, 103 Rev A, 104 Rev A, 105, 106 Rev A, 110, 111, 115, 200 Rev A, 201 Rev A, 202 Rev A, 203 Rev A, 300 Rev B, 301, 302 Rev B, 303 Rev A, 304 Rev A, 305, 306 Rev B, Proposed Material Rear Elevation (Rev B), Planning Design Statement (Dated 15/12/2022), Planning and Heritage Statement (Rev 1, May 2022), Ground Investigation & Basement Impact Assessment Report (October 2022), Structural Methodology Statement (October 2022), Arboricultural Report (May 2022), Acoustic Report (Rev B, May 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 Policies D1 and D2 of the London Borough of Camden Local Plan 2017 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 4 Prior to below ground works, full details of hard and soft landscaping and means of enclosure of all un-built, open areas shall be submitted to and approved by the local planning authority in writing. Such details shall include details of proposed replacement planting and post planting maintenance, details of any proposed earthworks including grading, mounding and other changes in ground levels. 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, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 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, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved tree protection plan and arboricultural method statement by Tim Moya Associates dated May 2022 hereby approved. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

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 London Borough of Camden Local Plan 2017.

- 7 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of Policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017 and Policies BA1 and BA2 of the Hampstead Neighbourhood Plan 2018.

- 8 The basement development shall be completed in accordance with the Ground Investigation & Basement Impact Assessment Report (BIA) by GEA Ltd., Ref J21377, Rev 0 (dated October 2022), the Structural Methodology Statement by Momentum Structural Engineers, Ref. 4927\_MOM\_2 Thurlow Road\_RPT\_SMS\_02 (Dated 11/10/2022), and the recommendations made in Campbell Reith's Basement Impact Assessment Audit Rev F1 (dated November 2022).

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of Policies D1, D2, and A5 of the London Borough of Camden Local Plan 2017 and Policy BA1 of the Hampstead Neighbourhood Plan 2018.

- 9 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as

such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 10 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application site is a semi-detached, five storey property situated on the north side of Thurlow Road. Is it not listed, but lies within the Fitzjohns/Netherhall Conservation Area, and is noted as making a positive contribution to the conservation area. It is also located within the Hampstead Neighbourhood Plan area.

The lowering of the existing basement floor level by approximately 0.74m over the entire floor area is acceptable. The basement has been assessed against Policy A5 and found to be in compliance. The submitted Basement Impact Assessment (BIA) was independently reviewed and audited by Campbell Reith and found to be acceptable and in accordance with Policy A5 and the Basements CPG.

The principle of a slightly enlarged rear upper ground floor extension and infill of the lower ground floor undercroft is acceptable in design terms. The rear extension is proposed to be faced in putty-coloured reconstituted stone blocks, toned to match the existing painted render and mortar pointing. The height of the extension is found to be acceptable as it provides visual separation from the first floor windows.

The raising of the sill height to the rear dormer and reconfiguration of the rest of the fenestration within is found to be acceptable in design terms. Whilst the current rear dormer size and positioning reads as a pair with no.1 Thurlow Road, there is a wide range of appearances in terms of rear dormers along this row of properties. The reduction in size of the existing side dormer is an improvement in design terms and will improve the appearance of the building and this part of the conservation area. The widening of the fenestration within

and the installation of rooflights below the dormer window are acceptable. The slight lowering of the sill height to the front dormer is also acceptable and would ensure the dormer window remained subservient to the roofslope.

The original proposal included the creation of an englarged side window spanning the first and second floors. Concerns were raised by the Conservation Officer as the window would be highly visible from the street scene and would cause harm to the building and the wider conservation area. The applicant has since revised the plans to retain the two separate side windows, only raising the first floor window approximately 0.9m to above the render datum. This is considered minor and acceptable, and will not harm the appearance of the building.

The original proposal also included a full height window to the side of the rear extension, which also raised concerns as it would be visible from the street. The applicant has revised the window width so it would not be visible from the street, which is considered acceptable.

Following pre-application advice with regards to the materiality and siting of the proposed bin and bike stores, the applicant has repositioned the bin and bike store to run adjacent to one another along the side boundary. The material palette has been revised to timber. The proposed bin and bike store are now considered acceptable.

The original proposal included the removal of the chimney stack from the south elevation. Concerns were raised by the conservation officer as this would result in the loss of historic fabric that would harm the character and appearance of the building within the conservation area. The applicant has since revised the plans and is proposing to retain the chimney stack.

At the front elevation, the removal of the railings are found to be acceptable as the railings are not an original feature. The erection of a garden shed towards the rear of the garden would not have a negative impact on the appearance of the property and wider conservation area, and is therefore considered acceptable.

- 2 A full arboricultural report with landscaping details and tree protection measures has been submitted, which proposes an increase in the overall amount of planting and permeable area. The report has been reviewed by the Council's Arboricultural Officer and found to be acceptable subject to the attached conditions.

Overall, it is considered that the proposed development would not cause detrimental impact upon the character and appearance of the host property and would preserve the character and appearance of 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.71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Considering the modest increase in size of the rear extension compared to the existing extension, it is not considered that there would be any additional

adverse amenity impacts to neighbouring residents in terms of sense of enclosure, loss of light, or loss of privacy. There is also no substantial change in terms of the size of the terrace above.

As there is no increase in the width of the dormers, there would be no increase in sense of enclosure and loss of light to surrounding properties. Whilst the window opening has been widened within the side dormer, it is not considered there would be dramatically different viewing angles compared to the existing arrangement, and therefore would not lead to any additional loss of privacy. There is an existing external terrace to the rear dormer and changes to the fenestration within the rear dormer would not lead to any loss of residential amenity to neighbouring residents.

With respect to the alterations to fenestration to the southern side elevation and ground, first, and second floor levels, it is confirmed that because there are no windows within the side elevation of no.3 Thurlow Road, there will be negligible amenity impacts to that property.

A noise impact assessment (prepared by KP Acoustics) has been submitted and reviewed. It is found to be acceptable and meets noise criteria as set out within Appendix 3 of the Camden Local Plan. This ensures that neighbouring residents are not unduly affected by noise emitted from the equipment.

One objection was received from a neighbouring property owner, specifically with regards to the installation of a 'game wall' in the original submission and the location of the ASHP. The two elements of the proposal have been revised in response to the neighbour's concerns, with the 'game wall' being removed entirely and the ASHP relocated. The planning history of the site has been taken into account when coming to this decision.

The proposed development is in general accordance with Policies A1, A2, A3, A4, A5, D1, and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 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 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).

- 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)

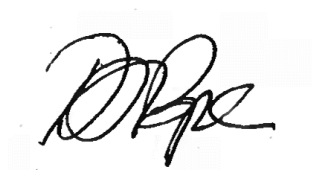
Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer