

Application ref: 2022/2512/P
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Development Management
Regeneration and Planning
London Borough of Camden
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www.camden.gov.uk/planning

Proficiency Design & Build
31-35 Fortune Green Road
WEST HAMPSTEAD, LONDON
NW6 1 DU
undefined

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
34 Sarre Road
London
NW2 3SL

Proposal:

Erection of a single storey side/rear extension, erection of single storey store on side elevation of main building, provision of paving/landscaping to front of site, installation of electric vehicle charger on front bay.

Drawing Nos: EX 01; EX 02; EX 03; EX 04; EX 05; PR01 REVB; PR02 REVB; PR03 REVB; PR04 REVB; PR05 REVB and TQRQM22158093022942.

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 EX 01; EX 02; EX 03; EX 04; EX 05; PR01 REVB;

PR02 REVB; PR03 REVB; PR04 REVB; PR05 REVB and TQRQM22158093022942.

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 of the London Borough of Camden Local Plan 2017.

- 4 All new side facing windows shall be obscured glazed to the lower panel and shall be restricted to a maximum opening to 100mm for all windows below 1700mm from floor level. The proposed windows shall be maintained and permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of development , full details in respect of the green 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 green roof 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 G1, CC1, CC2, CC3, D1 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The siting, size, scale and design of the proposed side / rear single storey extension would represent a subservient addition to the host building which would maintain the character and appearance of the site, not harm the streetscene or townscape or harm the visual amenity of any neighbouring occupiers.

The extension would project approximately 900mm beyond the existing side elevation of the main building. However, there are other examples of side / rear extensions in the immediate area of a similar or larger nature, including at no. 36 Sarre Road, which was granted permission in 2015 (ref: 2015/6738/P) and at no. 17 Sarre Road. As such, the proposed side / rear extension is not considered to harm the appearance of the site or the surrounding area.

The detailed design and materials, including rendered walls, would be sympathetic to the existing building and would not harm any designated heritage or townscape interest.

The proposed store on the side of the main building would be modest in size and scale and given that it would be screened by the tree at the front of the site it is considered a minor alteration which would be acceptable given its discreet location and appearance. It is not considered to detract from the character and appearance of the host property or wider area.

The removal of the paved areas, provision of new landscaping and the installation of charging point are all considered to be acceptable. The installation of the charging point into the front bay window and the use of permeable paving with the addition of further planting along the boundary would encourage biodiversity and would contribute to the visual amenity and character of the area. Likewise the proposed green roof would also offer biodiversity benefits.

The flat roofed single storey side / rear extension would not materially result in any significant loss of light or outlook to the neighbouring properties at no.36 Sarre Road. There are no windows to rooms which directly face the proposed extension at this site and there would be no loss of privacy, light or outlook. The application drawings indicate obscure glass to the windows in the side of the proposed extension and a condition is attached accordingly.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Overall the proposals are acceptable and as such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017, policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan (2015), the London Plan 2021, and 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