

Application ref: 2022/5074/P
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
Date: 24 February 2023

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

Keith Tillman
84 Speedwell Street
London
SE8 4AT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
8 Sandwell Crescent
London
NW6 1PB

Proposal:

Erection of replacement rear dormer, single storey rear extension at lower ground floor, replacement of windows and installation of new door at rear ground floor and amalgamation of two flats into a single dwellinghouse

Drawing Nos: Site Location Plan 450 01-00, 450 01-01, 450 01-02, 450 01-03, 450 01-04, 450 01-05, 450 01-06, 450 01-07, 450 01-08, 450 01-09, 450 01-10, 450 01-11, 450 01-12, 450 01-14, 450 02-01, 450 02-02 A, 450 02-03, 450 02-04 A, 450 02-05, 450 02-06, 450 02-07 A, 450 02-08 A, 450 02-09, 450 02-10 A, 450 02-11 A, 450 02-12, 450 02-13 A, 450 02-14, Design and Access Statement, Arboriculture Report (prepared by John Cromar's Arboricultural Company Ltd)

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:

Site Location Plan 450 01-00, 450 01-01, 450 01-02, 450 01-03, 450 01-04, 450 01-05, 450 01-06, 450 01-07, 450 01-08, 450 01-09, 450 01-10, 450 01-11, 450 01-12, 450 01-14, 450 02-01, 450 02-02 A, 450 02-03, 450 02-04 A, 450 02-05, 450 02-06, 450 02-07 A, 450 02-08 A, 450 02-09, 450 02-10 A, 450 02-11 A, 450 02-12, 450 02-13 A, 450 02-14, Design and Access Statement, Arboriculture Report (prepared by John Cromar's Arboricultural Company Ltd)

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 and policy 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Report regarding the impact on trees of proposals for development at 8 Sandwell Crescent London NW6 1PB ref. S933-J1-IA-1 dated 29th September 2022. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

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 Camden Local Plan and policy 18 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. [Such details shall include 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, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies 2, 3 and 18 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 6 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. 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, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies 2, 3 and 18 of the Fortune Green and West Hampstead Neighbourhood Plan 2018.

- 7 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 D1, D2 and A3 of the London Borough of Camden Local Plan 2017 and policies 2, 3, 17 and 18 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

Informative(s):

- 1 Reasons for granting permission:

The proposals involve the erection of a replacement rear dormer which would have two timber sash windows with zinc cheeks. Sufficient distances from the roof margins would be maintained and it would thus read as subordinate to the roof slope. The dormer would have an acceptable ratio of glazing to solid and the materials, scale and mass of the dormer are considered acceptable.

The proposed rear extension at lower ground floor would largely infill the gap between the boundary of no. 9 and the existing two storey rear projection. A small lightwell and courtyard area is proposed where a Japanese maple would be planted. The extension would project approx. 5.2m beyond the existing

projection with a steel frame projecting a further 1.5m beyond. The frame would support glass sliding doors on the side elevation and the rear elevation would be finished in render and a green roof is proposed. Although the scale of the extension would extend beyond the rear building line of the terrace and deeper than is commonly allowed, it is considered that in this location and instance, the proposals are acceptable. The rear garden and elevation of the application site is significantly overlooked and enclosed by the flats to the rear. The proposals would result in a more private layout for the host property. An acceptable amount of garden amenity space would be retained.

It is also proposed to replace the existing upvc windows on the rear elevation with timber sash windows and new timber framed doors are proposed at lower ground floor which are considered appropriate in the conservation area.

The proposal is considered to 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.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. Due to the change in levels along the terrace, the extension would measure 1.6m at the boundary wall on the side of no. 9. Additionally, the roof would be set back from the boundary wall by approx. 0.6m which would lessen the visual impact. The extension would therefore not result in adverse overshadowing at the windows at no 9, not create a sense of enclosure.

Policy H3 states that the Council will seek to resist development that results in the net loss of two or more homes. The proposal involves the amalgamation of two homes into one and thus there would be a net loss of one home. This is therefore in accordance with policy H3.

The proposal involves the removal of a cherry tree in the rear garden which would be replaced with a new cherry tree and a new Japanese maple is proposed in the lightwell courtyard. The scheme has been reviewed by the Council's Tree and Landscape team who deem them to be acceptable. Conditions are attached ensuring that the trees on site are protected during construction.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A2, A3, D1, D2 and H3 of the Camden Local Plan 2017 and policies 1, 2, 3, 17 and 18 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with 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-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer