

Application ref: 2023/0076/P
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Date: 29 March 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Mr Luke Barclay - Wyand
20a Croftdown Road
Kentish Town
London
NW5 1EH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**32 Woodsome Road
London
NW5 1RY**

Proposal:

Erection of ground and 1st floor extensions to rear wing along with fenestration alterations at rear and side, and the replacement of detached garage by new store/garage outbuilding.

Drawing Nos: Design and Access Statement, dated January 2023, prepared by Guy Davies Architects; Project 2203: Drawing Nos: 1000, 1001 Rev A, 1101, 1102, 1103, 1104 Rev A, 1111, 1112, 1113, 1114, 1201, 1202, 1301, 1302 Rev A, 1303, 1311, 1312;

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:
Project 2203: Drawing Nos: 1000, 1001 Rev A, 1101, 1102, 1103, 1104 Rev A, 1111, 1112, 1113, 1114, 1201, 1202, 1301, 1302 Rev A, 1303, 1311, 1312;

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.

Informative(s):

- 1 Reasons for granting permission.

The three-storey dwelling has an existing two storey closet wing rear extension and a single-storey glass roofed conservatory infill extension. The site has a detached full-width garage located in the rear garden with garage door access from Boscastle Road.

The proposed works are for extensions and alterations to the existing rear two storey closet wing and conservatory extension and for the demolition of the existing garage structure and its replacement with a new detached garage/workspace.

The proposed new garage will enlarge the footprint of the existing one by extending to the rear boundary and marginally increasing the height of the wall. However in this case, as the raised height of the boundary wall/garage front elevation will sit below that of the neighbouring property, the sightlines down the rear elevations of the terrace and this distinctive gap in development will be adequately maintained. The new timber garage doors will be match those at the adjacent property on Boscastle Road and will be an enhancement of the replaced garage door.

The proposed rear extensions at ground and first floor would now both align with the existing rear-most ground floor building line of the existing rear wing and would not project beyond the neighbouring property. The materials and new windows would match those of the existing building. The infill ground floor element will maintain a glazed roof as with the existing conservatory. Overall, the proposal would maintain a subordinate appearance and would preserve the character and appearance of the host building and conservation area.

The proposed works, due to their nature and position, are not considered to cause any detrimental impact on amenity in terms of loss of light, outlook or privacy.

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.

No objections were received and 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, D1 and D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 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>.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer