

Application ref: 2022/4143/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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WC1H 9JE

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Rowlands Architecture  
15 Dunloe Avenue  
Tottenham  
LONDON  
N17 6LB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**5 West Cottages  
West End Lane  
London  
NW6 1RJ**

Proposal:

Erection of single storey rear extension; installation of roof terrace with rooflights at first floor level with access door, railings and privacy screen; installation of replacement doors and windows at front and rear; alterations to front dormer window and installation of solar panels on rear dormer; and installation of new air source heat pump with enclosure in rear garden.

Drawing Nos: Site Location Plan EX(00)00Rev A, EX(00)01RevA, EX(01)00RevB, EX(01)01RevB, EX(01)02RevB, EX(01)03RevB, EX(02)01RevB, EX(03)01RevB, EX(03)02RevB, EX(03)03RevA, EX(03)04RevB. L(01)00RevJ, L(01)01RevF, L(01)02RevB, L(01)03RevB, L(02)01RevG, L(03)01RevG, L(03)02/ARevB, L(03)03RevB, L(03)04RevD, L(03)05RevC, L(02)01RevF, L(03)01RevG. Design and Access Statement (Rowlands Architecture).

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 EX(00)00Rev A, EX(00)01RevA, EX(01)00RevB, EX(01)01RevB, EX(01)02RevB, EX(01)03RevB, EX(02)01RevB, EX(03)01RevB, EX(03)02RevB, EX(03)03RevA, EX(03)04RevB. L(01)00RevJ, L(01)01RevF, L(01)02RevB, L(01)03RevB, L(02)01RevG, L(03)01RevG, L(03)02/ARevB, L(03)03RevB, L(03)04RevD, L(03)05RevC, L(02)01RevF, L(03)01RevG. Design and Access Statement (Rowlands Architecture).

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.

- 4 Before the operation of the plant commences, the air source heat pump shall be provided with acoustic isolation, sound attenuation and anti-vibration measures as appropriate in accordance with a scheme that has been submitted to and approved in writing by the local planning authority beforehand. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 The use of the roof as a terrace shall not commence until the privacy screen, as shown on the approved drawings, has been constructed. The screen shall

be permanently retained thereafter.

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

Informative(s):

1 Reasons for granting permission:

The proposed alterations to the host property are considered acceptable in terms of location, scale, design and materials and would not appear incongruous within the setting of this terrace of cottages or wider conservation area.

The proposed single storey extension would be very modest in scale, extending the closet wing by approximately 1 metre in depth, but still providing 500mm of a wildlife corridor to the rear. A new roof terrace is created on part of the existing rear projection, with new walk-on roof lights and black metal railings, to match the depth and size of the neighbouring one at no. 4. A timber privacy screen shall be placed adjacent to this neighbouring roof terrace at no.4 to maintain privacy which is acceptable in design terms. It is considered that, due to the angle of view, the terrace will not provide any direct or harmful views to the window at the rear of the other neighbouring property at no. 6, hence no privacy screen is needed.

New fenestration to replace existing windows and doors shall be provided throughout, with white painted timber framed windows to the front, including the existing front dormer. To the rear, new Crittal windows shall be installed to the existing rear dormer, with Crittal doors opening onto the new rear terrace and existing rear garden.

Solar panels shall be installed to the flat roof of the rear dormer. The panels are positioned so they do not project above the height of the existing roof ridge and would not be visible from the front. Given the existing arrangement at the rear, it is not considered the solar panels would be visible from the public realm.

An air source heat pump (ASHP) enclosure is proposed to the rear garden. This is considered more acceptable compared to the initial proposal to have it in the front garden which would have been too prominent in the public realm and conservation area. However more details would be needed of suitable measures to protect neighbouring amenity in terms of noise and vibration on account of its proximity to neighbours in such a small enclosed yard. Requirement for these details prior to use and compliance with noise levels is secured by condition.

Given the location, size and nature, the single storey extension and other alterations would not have any harmful impact on neighbouring residential amenity in terms of loss of light, outlook, or privacy.

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

The proposal is considered to preserve the character and appearance of the host building and 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.

As such, the proposed development is in general accordance with policies A1, A3, A4, CC2, 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.

- 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](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>.

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 centered on a light grey rectangular background.

Daniel Pope  
Chief Planning Officer