

Application ref: 2023/2726/P  
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Date: 2 October 2023

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

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Emma Gloag Architect  
94 Parliament Hill Mansions  
Lissenden Gardens  
London  
NW5 1NB  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**51 Woodsome Road  
London  
NW5 1SA**

Proposal:

Erection of a single-storey rear infill extension with rooflight and fenestration changes at ground floor level.

Drawing Nos: Location Plan dated 01 July 2023, Location Plan 001, Site Block Plan 002, Existing Lower Ground Floor Plan 003, Existing Upper Ground Floor Plan 004, Existing Elevations 007, Proposed Lower Ground Floor Plan 103, Proposed Upper Ground Floor Plan 104, Proposed Elevations/Section 107, Design and Access Statement 51 Woodsome Road by Emma Gloag Architect.

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: Location Plan dated 01 July 2023, Location Plan 001, Site Block Plan 002, Existing Lower Ground Floor Plan 003, Existing Upper Ground Floor Plan 004, Existing Elevations 007, Proposed Lower Ground Floor Plan 103, Proposed Upper Ground Floor Plan 104, Proposed Elevations/Section 107, Design and Access Statement 51 Woodsome Road by Emma Gloag Architect.

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 Policies DC2, DC4 of the Dartmouth Park Neighbourhood Plan 2020.

#### Informative(s):

- 1 Reasons for granting permission.

A rear infill extension and fenestration changes at ground floor level are proposed to a terraced property in the Dartmouth Park Conservation Area. The building is identified as making a positive contributor to character and appearance of the Conservation Area.

There are several examples of similar infill extensions in the vicinity, including one at the adjacent No 53. Policy DC4 of the Dartmouth Park Neighbourhood Plan supports small residential extensions that are subordinate in scale and situation to the original dwelling and complements its character in terms of design, proportion, materials and detail. The extension proposed has been revised in line with preapplication advice to ensure that it would not extend further into the garden and would retain the uniform rear building line that is established along this part of the terrace.

In terms of detailed design, the new rear extension will be built in London Stock brick to match existing building with painted timber-framed glazed doors giving access to the rear garden. The material palette and fenestration changes to the rear of the property are considered to appear sympathetic and appropriate to the material palette of the host building. There would be a large rooflight proposed to the new flat roof to let light into the interior, which is considered acceptable as a number of similar nearby extensions have solely-glazed conservatory style roofs.

The proposed infill extension aligns with the rear building line of the existing outrigger extension of the host building as well as the existing rear extensions on adjacent properties at Nos 49 and 53. Due to the extension only being one storey high, and the site's south easterly orientation, there would be minimal

loss of light or overshadowing to the adjacent single storey extension. Although there is a large rooflight any overlooking or outlook from this window would be oblique to windows in the rear elevations of the neighbouring properties. Overall, due to the modest nature of the extension, and its context between an existing outrigger and extension, it is not considered to result in any material negative impacts to neighbouring amenity in terms of loss of privacy, light or outlook.

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 proposal is in general accordance with policies A1, D1, and D2 of the Camden Local Plan 2017 and Policies DC2, DC4 of the Dartmouth Park Neighbourhood Plan 2020. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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 written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer