

Application ref: 2022/2259/P  
Contact: Fergus Wong  
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Date: 19 August 2022

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Ms Sara Cooper  
22  
Quickwood  
London  
NW3 3RS  
undefined

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**22 Quickwood  
London  
Camden  
NW3 3RS**

Proposal:

The erection of an additional storey (permitted as reference 2021/0756/P dated 23/05/2022) including the insertion of two new windows to side elevation at second floor level, replacement of existing garage door at ground floor level with window, raising of roof on boundary to 7 Conybeare to form flat roof, removal of rooflights and insertion of access hatch to roof level.

Drawing Nos: EX0; EX1; EX2; EX4; EX5; EX6; EX7; Q22 PP1; Q22 PP2 Rev. A; Q22 PP3; Q22 PP4 Rev. A; Q22 PP5 Rev. A; Q22 PP6 Rev. A; Q22 PP7 Rev. A; Q22.2 PP1; Q22.2 PP2 Rev. A; Q22.2 PP3; Q22.2 PP4 Rev. A; Q22.2 PP5 Rev. A; Q22.2 PP6 Rev. A; Q22.2 PP7 Rev. A

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:

EX0; EX1; EX2; EX4; EX5; EX6; EX7; Q22 PP1; Q22 PP2 Rev. A; Q22 PP3; Q22 PP4 Rev. A; Q22 PP5 Rev. A; Q22 PP6 Rev. A; Q22 PP7 Rev. A; Q22.2 PP1; Q22.2 PP2 Rev. A; Q22.2 PP3; Q22.2 PP4 Rev. A; Q22.2 PP5 Rev. A; Q22.2 PP6 Rev. A; Q22.2 PP7 Rev. A

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.

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The principle of the additional floor has already been established as being acceptable through a previous application for prior approval (reference 2021/0756/P). This current application proposes the same additional floor, but with the additional of two windows to the side elevation and minor amendments to the roof. The acceptability of the additional storey under permitted development represents a valid fallback position in this instance.

The proposal is acceptable in design terms. The new windows to the north elevation at second floor level would match the appearance and positioning of the existing windows below. The small alteration to raise the corner of the flat roof on the boundary to no. 7 Conybeare (as approved in May 2022 under reference 2021/0756/P) would not have any negative impact on the overall appearance of the property, better matching the appearance of the flat roof to the adjoining property. The replacement of the garage door with a window on the front elevation at ground floor level is also uncontentious, and is a common alteration to properties on the Chalcots Estate. The access hatch to roof level will not be visible from the street scene. Overall, the works would not cause any negative impact on the appearance of the property.

Views from the new windows at second floor level would be largely similar to the existing windows below, and similarly the new window at ground floor level would be similar to the existing window on the other side of the front door. There would therefore be no loss of privacy as a result. The raising of the eaves height by approximately 1.2m of a small section of the flat roof would not result in any additional sense of enclosure or loss of light, given that this would just be matching the overall height of the additional storey that was granted as part of the May 2022 consent as referenced above. The proposal is therefore

acceptable in amenity terms.

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

As such, the proposal is in accordance with policies A1 and D1 of the Camden Local Plan. The proposed development also accords with the policies of the London Plan 2021 and 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope  
Chief Planning Officer