

Application ref: 2023/3390/P
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Date: 8 November 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

North Architects Studio Limited
32 Bayston Road
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
2 Well Road
London
Camden
NW3 1LJ

Proposal: Conversion of two maisonettes into single family dwelling together with rear infill extension, enlargement of dormer roof extension, replacement of windows and alterations to front landscaping

Drawing Nos: (Prefix 480-) 001; 002; 003; 004; 005; 006; 007; 008; 009; 010; 011; 012; 013; 014 (Rev 01); 015; 016; 017 (Rev 02); 018; 019; 020; 021; 022; 023; Design & Access statement

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: (Prefix 480-) 001; 002; 003; 004; 005; 006; 007; 008; 009; 010; 011; 012; 013; 014 (Rev 01); 015; 016; 017 (Rev 02); 018; 019; 020; 021; 022; 023; Design & Access statement

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 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 Reasons for granting permission.

The proposal involves the net loss of one home in order to create a single family dwelling house. Policy H3 explicitly considers and allows for two homes to be merged to provide one larger home. Hampstead Neighbourhood Plan Policy HC1, in conformity with the local plan, resists the net loss of small self-contained dwellings. The dwelling would comfortably meet space standards and provide a very good standard of living including a high quality of outlook and access to light. The standard of accommodation is therefore considered acceptable. The conversion of 2 flats into one house would not harm local transport and parking conditions.

The physical works proposed involve a rear infill extension at lower ground floor level. The nature of the extension matches other properties within the building group and would not take up an excessive proportion of the rear garden.

At roof level, an existing small dormer would be replaced by a larger dormer that essentially mirrors the next door neighbour's. It would be adjoined to the neighbour's; however, the party wall would be clearly read which would prevent it from appearing overly bulky and monolithic. The scale of the dormer, whilst perhaps larger than typically supported in a conservation area context, is consistent with the scale of dormers evident elsewhere in the building group. The fenestration has been revised from an overly contemporary and dominant appearance to something more traditional and in-keeping with the neighbour's. The cladding has been revised from zinc to a more traditional slate.

Two new rooflights would be provided at main roof level and one on the sloping rear roof. These are acceptable alterations that would have very little prominence.

To the front, a small area of garden space would be lost and given over to hardstanding to accommodate the wheelie bins in place of storing them on the

street. This is acceptable given the lack of alternatives.

All single glazed windows will be upgraded to double glazed. Existing glazing patterns, opening method, material (timber) and colour shall be retained to ensure the character and appearance of the property is maintained as far as possible.

There would be no adverse impacts on the amenity of adjoining residential occupiers. The dormer would not result in any new opportunities for overlooking given the existing dormer and windows below. The infill extension would be built up against an existing extension at no.3 Well Road.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Hampstead 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 CAAC originally objected to the proposals but withdrew following revisions to the dormer. 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, H3, H6, D1 and D2 of the Camden Local Plan 2017 and policies DH1, DH2 and HC1 of the Hampstead Neighbourhood Plan 2018. 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) 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 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Environment Department (Street Naming & Numbering) at streetnaming@camden.gov.uk.

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 2023.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer