

Application ref: 2023/3232/P
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Date: 27 November 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
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planning@camden.gov.uk
www.camden.gov.uk/planning

House of Design Architects
13 Prince of Wales Terrace
London
W8 5PG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
18 Well Walk
London
NW3 1LD

Proposal:
Erection of part one/part two-storey side and rear extension. Demolition and replacement of rear outbuilding. Associated exterior alterations.

Drawing Nos: (Prefix 0086-A-P-) 0001 P2, 0011 P2, 0012 P2, 0111 P2, 0211 P2, 0511 P2, 0512 P2, 0612 P1, 1011 P2, 1012 P2, 1111 P2, 1211 P2, 1401 P2, 1711 P2, Flood Map, Planning Statement, Design and Access Statement, Location Plan, Block Plan, BS 5837 Arboricultural Report (13 October 2023), Tree Schedule, Tree Constraints Plan

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 0086-A-P-) 0001 P2, 0011 P2, 0012 P2, 0111 P2, 0211 P2, 0511 P2, 0512 P2, 0612 P1, 1011 P2, 1012 P2, 1111 P2, 1211 P2, 1401 P2, 1711 P2, Flood Map, Planning Statement, Design and Access Statement, Location Plan, Block Plan, BS 5837 Arboricultural Report (13 October 2023), Tree Schedule, Tree Constraints Plan

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 The roof of the rear extension hereby permitted shall not be used as a balcony, terrace or for any other ancillary residential purposes.

Reason: In the interests of the amenity of surrounding occupiers in accordance with Policy A1 of the Camden Local Plan 2017.

- 5 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and shall include a full schedule of monitoring to be undertaken by the project arboriculturalist. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 No development shall take place until full details of hard and soft landscaping to include details of at least two replacement trees and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1, and D2 of the London Borough of Camden Local Plan 2017.

- 7 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details [by not later than the end of the planting season following completion of the development or any phase of the development] or [prior to the occupation for the permitted use of the development or any phase of the development], whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1, and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed alterations to the lower ground floor front entrance include a new door and window, matching brick facade, and reconstructed roof and parapet with metal canopy. These elements of the proposal are considered minor, sensitive and would not have a significant impact on the appearance of the host property and surrounding conservation area.

The proposed upper ground floor rear extension is considered to represent a subordinate addition that would not have a significant impact on the character and appearance of the host building. Whilst the proposal would increase the existing side extension's depth by 2.8m, it would maintain the existing width of 2m to ensure it respects the original proportions of the building.

Similarly, the proposed single storey rear extension is considered to represent a proportionate addition that would not cause harm to the character and setting of the host and neighbouring properties. The proposed extension would span the entire width of the rear elevation at ground floor level and would link up with the rear elevation of the existing side extension and would be similar in size to several neighbouring extensions along Well Walk. Furthermore, the use of timber framed French doors and matching bricks would ensure that the extension's appearance would be complementary to that of the host property, while allowing for legibility between the original building and the extension.

Officers note that the majority of properties along this side of Well Walk have single-storey rear extensions at lower ground floor level, similar to the one proposed. Therefore, the rear extension is not considered to cause harm to the character of the surrounding conservation area given its limited visibility from the public realm and the prevalence of similar sized extensions to neighbouring properties in the street.

As with the application site, the neighbouring properties at nos. 16, 20, 22 and 24 Well Walk all have existing two storey side extensions which are considered to be characteristic of the street. Therefore, the increase in size of the proposed side extension by approximately 6sqm is not considered to significantly change the existing built form at the site and would not cause harm to the character of the conservation area as a result.

The demolition of the existing outbuildings and replacement with a slightly larger one is considered acceptable. The footprint of the new outbuilding will be similar to the existing outbuildings and the overall volume of development will be less than the combination of the existing two outbuildings and would retain significant rear garden space. The building will feature a mono-pitched roof and be clad in timber to blend in with the surrounding garden.

The replacement of the existing windows with timber-framed double-glazing units (slimline with structural glazing bars on the front elevation and standard double-glazed units on the rear) are considered acceptable and will help enhance and preserve the setting of the host building and wider conservation area.

Three rooflights are proposed to be installed on the flat roof portion of the main roof, and one rooflight on the flat roofed front dormer. These are considered acceptable as they will not be visible from the public realm, and therefore preserve the character and appearance of the host building and wider conservation area.

Special regard has been attached to the desirability of preserving or enhancing 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.

- 2 The proposal includes the removal of trees T1 (holly) and T2 (bay) from the rear garden, which are of low quality and visibility from the public realm. The proposal also includes the removal of tree T5, an over 25m tall mature lime tree. The tree has advanced basal decay, and its condition is such that it should be removed irrespective of development. It is rated as category U in accordance with BS5837:2012. The impact of the scheme on the trees to be retained is considered to be of an acceptable level. The submitted Tree Report and associated documents were reviewed by the Tree Officer and found sufficient for approval. Tree protection measures and submission of landscaping/tree replacement details will be secured by way of condition.

The proposed rear extension would be flanked on either side by the existing brick boundary walls and its overall, size, height and depth are not considered to cause harm to the amenity of the neighbouring residents at Nos. 16 and 20 in terms of loss of light or outlook. Similarly, the windows of the proposed extension would share the same outlook as the existing ground floor windows at the property, which look out over the rear garden, and would not exacerbate current levels of overlooking as a result.

The proposed enlargement of the existing side extension at upper ground floor level will be flanked by the existing extension at no.20 and is therefore not

considered to cause harm to the amenity of any nearby occupiers in terms of loss of light, outlook or privacy. A condition to prevent the use of the flat roof as a terrace is attached. Given the above, the proposed alterations are considered to have an acceptable impact on neighbouring amenity.

One letter of objection was received from the Heath & Hampstead Society relating to the height and size of the existing rear dormer. It is noted that this is an existing feature of the building, and there are no works proposed other than its window replacement.

As such, the proposal is in general accordance with Policies A1, A2, A3, D1, and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2023.

- 3 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).
- 4 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.
- 5 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.
- 6 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 'DP', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer