

Application ref: 2023/3693/P
Contact: Brendan Versluys
Tel: 020 7974 1196
Email: Brendan.Versluys@camden.gov.uk
Date: 21 February 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr Samuele Bottega
David Lee Point
Leather Gardens
Stratford
London
E15 3LF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
71 Quickswood
London
NW3 3RT

Proposal:
Erection of a first floor extension, replacement windows, and replacement of front door.

Drawing Nos:
bA_ 230704/ 01, bA_ 230704/ 02; bA_ 230704/ 03; bA_ 230704/ 04; bA 05 - Photo
Survey.

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:

bA_ 230704/ 01, bA_230704/ 02; bA_ 230704/ 03; bA_ 230704/ 04; bA 05 - Photo Survey.

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:

The proposal is for the erection of a first floor extension and alterations to the front door and windows at the front and rear elevations. The extension would provide an additional bedroom for the two storey dwelling house. The first floor extension would be contained within the footprint of the existing rear return and would not extend past the depth of the existing party wall with no.67 Quickswood.

There is precedent for first floor extensions such as this, notably a similar upwards extension has previously been approved (and implemented) at 79 Quickswood (ref. 2014/3123/P, dated 13/06/2014). The design would be appropriate for the building and is not harmful to the character of the block, with materials matching the existing building and a flat roof. Therefore, the design of the extension is considered acceptable.

The windows would remain the same material with some reconfiguration of the openings; the front windows will remain the same scale with some different frame divisions, while one window to the rear would be enlarged. The replacement front door would also be of a suitable design. These changes would all be considered acceptable and would not cause harm to the character of the building.

The first floor extension would not cause any significant overshadowing or overlooking due to its positioning and scale. It is located north of the adjoining property to the south at 73 Quickswood, and would not exceed the depth of the party wall for the adjoining northern property at 67 Quickswood. Although the proposed extension would include windows facing the properties opposite, this would be in the place of the existing roof terrace and as such, no new opportunities for overlooking would be created. Given the separation distances, the orientation, and the positioning of the first floor extension, the proposal would not cause unacceptable overlooking or visual dominance to adjoining properties. Overall, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. 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 and D1 of the London Borough of Camden Local Plan 2017. 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.

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-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 positioned in the upper left quadrant of the page.

Daniel Pope
Chief Planning Officer