

Application ref: 2024/0668/P
Contact: Daren Zuk
Tel: 020 7974 3368
Email: Daren.Zuk@camden.gov.uk
Date: 27 March 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

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

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**16 & 18 Well Walk
London
NW3 1LD**

Proposal:

Erection of hip to gable roof conversion at no.16; erection of mansard roof extension to rear of both properties including two sets of two dormers; replacement dormer windows to front elevations at both properties.

Drawing Nos:

(Prefix 0086-A-P) 0011 P4, 0012 P4, 0013 P4, 0014 P4, 0015 P4, 0101 P4, 0102 P4, 0103 P4, 0201 P4, 0202 P4, 1014 P4, 1015 P4, 1101 P4, 1102 P4, 1103 P4, 1202 P4, Location Plan, Design and Access Statement, Planning 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 0086-A-P) 0011 P4, 0012 P4, 0013 P4, 0014 P4, 0015 P4, 0101 P4, 0102 P4, 0103 P4, 0201 P4, 0202 P4, 1014 P4, 1015 P4, 1101 P4, 1102 P4, 1103 P4, 1202 P4, Location Plan, Design and Access Statement, Planning 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.

Informative(s):

- 1 Reasons for granting permission.

The alterations to the hipped roof to create a gable end at no.18 are considered acceptable as some symmetry will be returned to the roof scape, thus enhancing the character of the pair of semi-detached dwellings. The creation of two mansard roofs to the rear of the pair of buildings is considered acceptable, given its sensitive design that does not overwhelm the roof form. The creation of dormers to the front roof slope and rear mansard are considered acceptable. The front dormers are of a similar size and scale as existing, while the rear dormers align with the fenestration below and are of a suitable scale to read as subservient. The proposed materials including slate tiles, matching brick, timber framed double-glazed windows, and lead clad dormer cheeks are considered acceptable for use on the historic buildings and within the wider Conservation Area.

During the course of the application the design was revised based on Officer comments, which included reducing the size of the rear dormers to read as less bulky and more subservient. The proposal is now considered acceptable on design and conservation grounds.

Given the existing condition of front and rear dormers at each property, it is not considered that the alteration from hip to gable end at no.16, mansard roof at the rear, nor new front and rear dormers would create any new impacts to neighbouring residential amenity with regards to loss of daylight/sunlight, outlook, or privacy.

No objections were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

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.

As such, the proposed development is in general accordance with policies A1, D1, and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018-2033. 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 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.
- 4 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.
- 5 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-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 centered on the page.

Daniel Pope
Chief Planning Officer