

Application ref: 2023/3897/P
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Date: 19 April 2024

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
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Mr Chris Fidler
65
High Street
KINGS LANGLEY
WD4 9HU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
13 Well Road
London
Camden
NW3 1LH

Proposal:

Single storey rear extension, replacement external spiral staircase at rear and single storey side extension

Drawing Nos: Planning & Design And Access Statement 430503 DS-01, SP01, BP01, 01, 02, 03, 04 D, 05, 06 D

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 Planning & Design And Access Statement 430503

DS-01, SP01, BP01, 01, 02, 03, 04 D, 05, 06 D

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 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 Reasons for granting permission. [Delegated]

The proposal demolishes the existing conservatory at the rear of the property to be replaced with a small extension. The replacement extension will be situated on the footprint of the current conservatory. There will also be a small side extension, towards the rear of the property, situated on the footprint of an existing shed. The shed measured 1.7m deep x 1.5m wide the new side extension will measure approx. 2.2m which is not considered a significant increase in floorspace. The height of the extensions will be 3.2m this is acceptable and will create a uniform appearance for the rear of the property. Due to the minimal increase in scale the extensions are acceptable.

The extension will be made out of brick to match existing, and all replacement window and doors will be timber. This will ensure that the proposal maintains the character of the conservation area and follows Camden's design guidance. The new window at first floor level will replace the current door for the stairway this will use the existing opening and will be infilled to match the brickwork.

The staircase will be moved to facilitate a small terrace at first floor level and a new spiral staircase. The appearance of the stairs is in keeping with the conservation area and will not cause material harm.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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.

The proposal was revised to reduce the size of the terrace at the 1st floor level and minimise any overlooking of neighbouring properties. Any amenity issues

are considered minimal and will not harm neighbouring properties.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections were received prior to this decision, which was based on the site's planning history.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development is also in general accordance with policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 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 'DPope', is positioned in the upper left quadrant of the page.

Daniel Pope
Chief Planning Officer