

Application ref: 2023/4994/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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WC1H 9JE

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DF\_DC architects  
42 Theobalds Rd  
London  
WC1X 8NW

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**6 Quickswood**  
**London**  
**NW3 3SJ**

Proposal:  
Erection of an additional storey to the existing dwellinghouse with installation of windows to side elevation.

Drawing Nos: Design and Access Statement dated 19.01.2024, CHP Surveyors  
Daylight and Sunlight Report dated 19.01.2024; (221-(00)) 001-revP1, 002-revP1, 101-revP1, 102-revP1, 201-revP1, 202-revP1, 250-revP1, 251-revP1; (221-(01))102-revP1, 103-revP1, 201-revP1, 202-revP1, 250-revP1, 251-revP1

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:

Design and Access Statement dated 19.01.2024, CHP Surveyors Daylight and Sunlight Report dated 19.01.2024; (221-(00)) 001-revP1, 002-revP1, 101-revP1, 102-revP1, 201-revP1, 202-revP1, 250-revP1, 251-revP1; (221-(01))102-revP1, 103-revP1, 201-revP1, 202-revP1, 250-revP1, 251-revP1

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 site is a two-storey dwelling house located on the eastern side of the road, located within a planned residential estate (known as the Chalcot Estate). The site is within a block of six 'L' shaped houses which forms terraces arranged in a perimeter block. The southern four properties of 1 and 2 Conybeare and 2 and 4 Quickswood have small rear gardens which abut each other in an enclosed space. 3 Conybeare and 6 Quickswood form the northern end of the block. The group match in terms of their design, scale, form, and materials. The surrounding area is residential in character. The application site is not a listed building and is not situated within a Conservation Area.

The principle of the additional storey has already been established through permitted development requiring prior approval, as granted by 2022/2981/P dated 30 November 2022. This proposal seeks the same additional storey with the inclusion of one window to the side elevation of the approved extension at second floor level. There is no mechanism to amend the extant decision, and as it would not comply with conditions under Class AA this alteration is sought through a householder planning application. The extant decision holds significant weight in the assessment of this proposal as it represents a proposal that could be implemented.

The proposed additional storey would match the existing building material palette and detailing with white painted render, brickwork, and timber cladding. The proposed windows at second floor level would match the fenestration pattern of the existing windows, aligned with the existing windows on the lower floors, and would be of the same style as the existing windows. Therefore, the proposal is considered appropriate in design terms.

Given the relationship between the host property and the neighbouring properties at 1, 2, 3 and 4 Conybeare and 2 and 4 Quickswood, the applicant

submitted a daylight and sunlight report. The report follows the BRE guidelines, and the parameters assessed were the amount of daylight received, daylight distribution and levels of sunlight. The assessment demonstrates the numerical values are achieved in all instances. As a result, the proposed second floor extension would not have a significant effect on the daylight and sunlight enjoyed by these properties, and any reduction is unlikely to be noticeable to the occupants.

The additional storey would have windows at the front, rear and to the side return. There is generous separation distance from the principal front elevation to the nearest building line of Elsworthy Rise to the west of the site, which is further screened by roadside trees. The side return of the second floor would be at a generous separation distance with the neighbouring site to the north at 4 Conybeare. The rear window faces the rear of 3 Conybeare, to the east, however, this has already been granted through the extant decision. There are existing windows to this elevation and any views from the additional window at second floor level would be largely similar to those from the existing windows below. While this may result in some mutual overlooking, it would not significantly worsen the existing arrangement. The additional windows would be of no greater detriment to the surrounding properties, in terms of loss of privacy. On balance, the proposal would not harm neighbouring residential amenity in terms of loss of privacy, daylight or outlook.

No objections were received prior to making this decision. The site's planning history was considered in the determination of this decision.

As such, the proposal is in accordance with policies A1 and D1 of the Camden Local Plan. The proposed development also accords with the policies of the London Plan 2021 and 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 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](http://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.

- 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 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.

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



Daniel Pope  
Chief Planning Officer