

Application ref: 2023/5401/P
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Date: 13 June 2024

Development Management
Regeneration and Planning
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planning@camden.gov.uk
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James Lambert Architects Ltd.
50 Kingsway Place
Sans Walk
London
EC1R 0LU
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
4 Wildwood Grove
London
NW3 7HU

Proposal: Demolition of existing rear extension, erection of a single storey rear extension, roof terrace, roof lights and associated external alterations.

Drawing Nos: Design and access statement; E001; P100/V2

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; E001; P100/V2

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 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 Reasons for granting permission.

The proposal seeks to demolish the existing rear extension, erect a new single storey rear extension, create a roof terrace with two roof lights on the proposed extension. The proposed rear extension would project 4.56m from the existing rear elevation, with a flat roof with a maximum height of 3.1m. The flat roof would facilitate a rear roof terrace which would feature 0.9m high railings. While extensions of this scale are not typically supported, especially within conservation area, it is considered acceptable in this instance due to the pattern of development of Wildwood Grove featuring similar rear extensions. The proposed materials would match the existing stucco and the proposed glazed rear doors would be considered an acceptable use of materials.

The painted steel railings would be viable from Hampstead Way, however given the visibility of similar balustrades the proposal would be considered acceptable within the character of the host property and the wider conservation area.

There is significant mutual overlooking across the building group as several of the properties, including the adjoining occupiers, have terraces above their existing single storey rear extensions. As such, the proposed development is not considered to make the existing situation materially worse.

No. 5 Wildwood Grove has proposed a matching single storey rear extension (app ref: 2023/5405/P), ensuring this proposed development would not impact on daylight/sunlight or outlook at that property. The other adjoining neighbour is located to the south-east and its orientation means their daylight/sunlight and outlook would not be affected.

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.

No objections to this proposal have been received prior to making a 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, D1 and D2 of the London Borough of Camden Local Plan 2017 and 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.

- 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



Daniel Pope
Chief Planning Officer