

Application ref: 2024/2521/P
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Date: 2 September 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Michael Burroughs Associates
93 Hampton Road
Hampton Hill
Hampton
London
TW12 1JQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
Wellmount Cottage
Well Road
London
NW3 1LJ

Proposal:
Erection of rear extension at first floor level; enlargement of existing side extension; and alterations to front fenestration.

Drawing Nos: 160511H/1REVE

Design and Access Statement prepared by Michael Cremer - Bradfords; Daylight and Sunlight Report prepared by Malcolm Hollis dated 12 January 2017; Planning, Design, Access and Significance Appraisal prepared by Michael Burroughs Associates dated June 2024; Dwg No. PNJ/WMC/01 - Fire Strategy Plans prepared by Chris Tredway Architects.

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 and documents:

160511H/1REVE

Design and Access Statement prepared by Michael Cremer - Bradfords;
Daylight and Sunlight Report prepared by Malcolm Hollis dated 12 January 2017; Planning, Design, Access and Significance Appraisal prepared by Michael Burroughs Associates dated June 2024; Dwg No. PNJ/WMC/01 - Fire Strategy Plans prepared by Chris Tredway Architects.

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:

This is a resubmission of the expired approval Ref. 2017/0663/P dated 13/03/2017.

The proposed rear extension at first floor level would be a subordinate addition to the host property. It would be set in from the side building line to reduce its prominence in oblique views from the public realm. It would be constructed in matching brickwork to the host property with timber framed windows to match the existing. The roof would have a shallow pitch to minimise the additional bulk.

Enlarging the existing side extension would maintain its subordinate relationship to the host property. The alterations to the fenestration, including the enlargement of a window on the front elevation and the installation of a new door opening on the side extension, are considered minor works that would not harm the character or appearance of the building or conservation area.

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.

A BRE assessment submitted with the application demonstrates there would be no adverse impact on the rear window at the second-floor level of 55 Christchurch Hill. The side elevation of the first-floor extension would be located 3m from the window to the detriment of its outlook; however, this is considered acceptable on balance given that it is understood to serve a small study and the property as a whole benefits from good outlook in three directions due to its corner siting. The enlarged side extension would result in an increased height of 1m on the boundary wall with no.2 Well Road, however, the impact on daylight/sunlight to the nearby ground floor windows would be marginal, especially given the large amount of glazing to the room as well as rooflights. The basement level room already receives poor levels of daylight and it is not considered the proposals would substantially worsen the situation.

No objections were been received prior to making this decision which has been duly addressed. 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 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2023 and the National Planning Policy Framework.

- 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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer