

Application ref: 2024/2967/P
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Development Management
Regeneration and Planning
London Borough of Camden
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24-28 Toynbee Street
London
E1 7NE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**32 Well Walk
London
NW3 1BX**

Proposal: Erection of a single-storey rear extension at the lower ground level; reinstatement of the front lightwell stone staircase on the front elevation, and internal alterations

Drawing Nos: 2302-101 (Proposed Ground Floor);2302-100 (Proposed Lower Ground Floor);2302-102 (Proposed First and Second Floor);2302-300 (Revised drawing received on 29/08/2024, Proposed Elevation); ;2302-000 (Existing Lower Ground and Ground Floor);2302-000 (Existing First and Second Floor);2302-200 (Existing Elevation); 2302-600 (Proposed Details-Fireplace); 2302-601 (Proposed Details-Box Shutters); 2302-602 (Proposed Details-Sash Shutters); 2302-603-1 (Proposed Details-Extension Door Details); Design and Access Statement; Location Plan

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- 2302-101 (Proposed Ground Floor);2302-100 (Proposed Lower Ground Floor);2302-102 (Proposed First and Second Floor);2302-300 (Revised drawing received on 29/08/2024, Proposed Elevation); ;2302-000 (Existing Lower Ground and Ground Floor);2302-000 (Existing First and Second Floor);2302-200 (Existing Elevation); 2302-600 (Proposed Details-Fireplace); 2302-601 (Proposed Details-Box Shutters); 2302-602 (Proposed Details-Sash Shutters); 2302-603-1 (Proposed Details-Extension Door Details); Design and Access Statement; Location Plan

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 if in CA of the London Borough of Camden Local Plan 2017 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 4 The flat roof of the extension hereby approved shall not be used at any time as amenity space, and any access out onto this area shall be for maintenance purposes only.

Reason: To safeguard the amenities of the adjoining neighbours in accordance with the requirements of Policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application site is a Grade II listed house located within the Hampstead Conservation Area, built in the 1790s as a pair together with No.34, forms part of a row of terraced buildings. Built in brown brick the pair stand at 3 storeys with a semi-basement. The houses have a flat brick frontage, each of two windows with a central blind window, and grey brick porch. The proposal involves a number of works to the property, primarily involving the Erection of a single-storey rear extension at the lower ground level; reinstatement of the front lightwell stone staircase on the front elevation, and internal alterations.

The site is located within the sub-area 2, 'Christ Church/Well Walk', of Hampstead Conservation Area. As the applicant site is Grade II listed, therefore, the significance of the site includes its architectural design and materials, floorplan, townscape value and its evidential value as a late seventeenth century terraced building. The Council has a statutory obligation to preserve or enhance the character and appearance of the conservation area, to which the subject site makes a strongly positive contribution. There are also a number of internal works that are dealt with by an associated application for listed building consent, ref. 2024/3015/L.

The applicant has revised the proposal from as originally submitted to match the existing rear elevation.

At the rear, the proposed 3.4m deep single-storey rear extension is considered to represent a proportionate addition that would not cause harm to the character and setting of the host and neighbouring properties. The proposed extension would span the half width of the rear elevation at lower ground floor level and would be similar in size to several neighbouring extensions along Well Walk. Furthermore, the use of sash framed doors and matching bricks would ensure that the extension's appearance would be complementary to the appearance of property, while allowing for legibility between the original building and the extension. The proposal is also consistent with similar approved proposals at neighbouring properties at nos. 34 Well Walk and will therefore not harm the character of the wider Conservation Area. Due to the modest size of the proposed extension, it would not be considered to add significant bulk or massing and would be subordinate to the host property, as well as retaining a reasonably sized garden. The proposed extension would have limited public visibility due to the modest height and position of boundary walls. Irrespective of this, the scale, design, and materials used would be appropriate for the context and allow the extension to read as a coherent modern addition to the existing house and would therefore not cause harm to the conservation area. The reinstatement of all front lightwell stone staircase is considered acceptable on character and heritage grounds, as it enhances the scenery within the Conservation Area.

- 2 The rear extension would be constructed of stone coping with archway to be formed with reclaimed London stock brick to match the existing, which would integrate well with the existing building. The location of the proposed extension is such that it has very limited visibility from the public realm due to the building's position, so there is very little visual impact. As such, the design, scale, siting, and materiality of the proposed extension would not harm the character and appearance of the subject property, the significance of the listed building, and the wider conservation area. The proposed works also include the replacement of white painted softwood shutter to match original windows and new fireplace proposed internally.

The works are therefore considered acceptable and would preserve the positive contribution that the building makes to the character and appearance of the conservation area, the setting of the adjacent listed buildings, and the special architectural and historic interest of the host listed building.

Special regard has been attached to the desirability of preserving or enhancing the character or appearance of the conservation area and preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed works are not considered to have any negative impact on neighbouring properties. The orientation, scale, and position of the proposed extension would not result in any significant impacts on daylight and sunlight or outlook. Therefore, there would be no significant or harmful loss of privacy

resulting from the development. The size of the proposed extension is also modest, and would not be considered to result in significant disturbance from noise. The site's planning history has been taken into account when coming to this decision.

As the application relates to a householder application, the proposal is considered to be exempt from the Biodiversity Net Gain requirements set out within Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

As such, the proposal 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.

- 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) 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 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).
- 6 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer