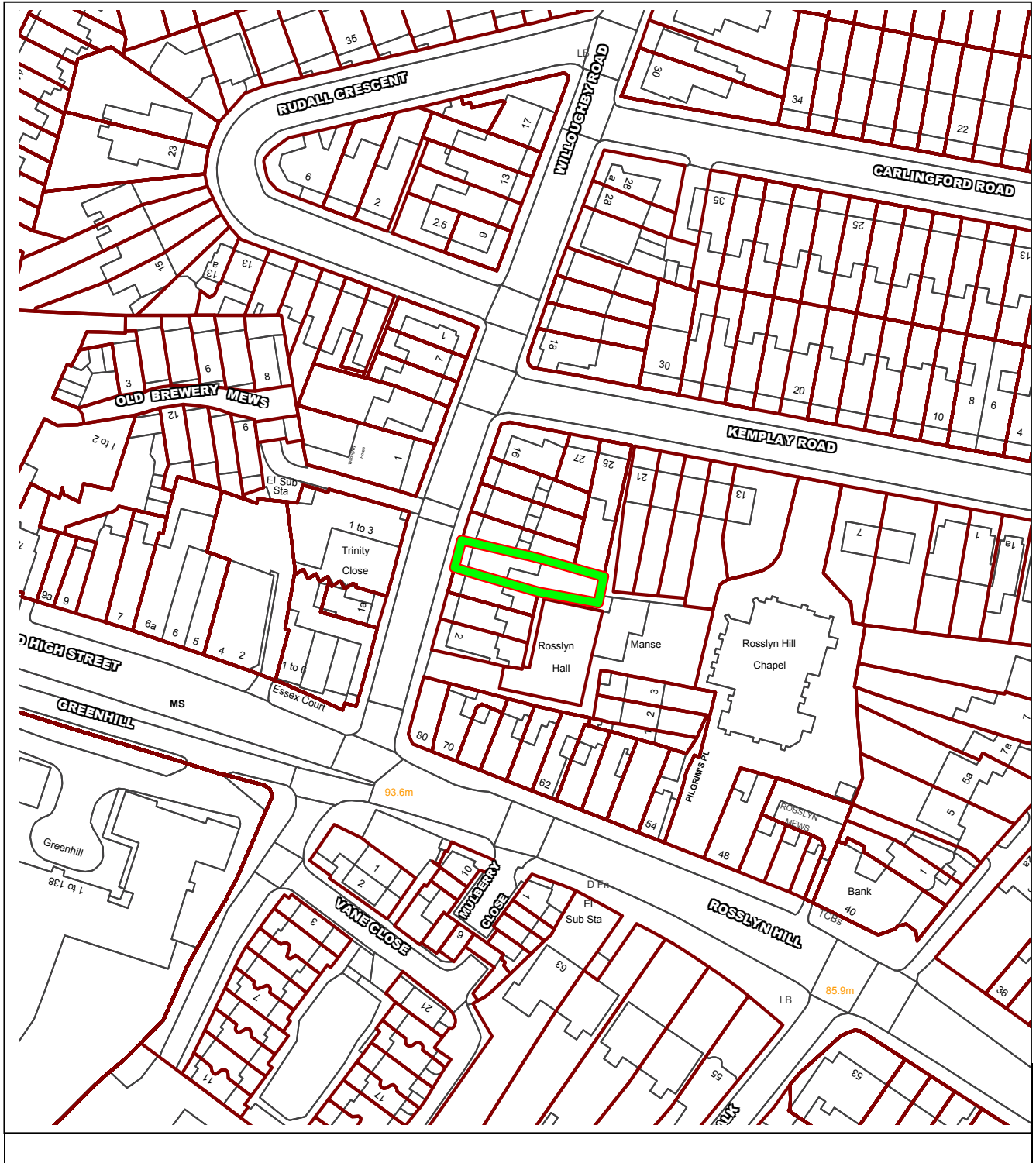


2015/0320/P - 8 A Willoughby Road

Site Location Plan





Before



After

Delegated Report (Members' Briefing)		Analysis sheet	Expiry Date:	19/03/2015
		N/A	Consultation Expiry Date:	26/02/2015
Officer			Application Number(s)	
Fergus Freaney			2015/0320/P	
Application Address			Drawing Numbers	
8 A Willoughby Road London NW3 1SA			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Alterations to existing single storey rear ground floor extension to include rebuild of boundary wall and slight enlargement (retrospective).				
Recommendation(s):	Grant conditional permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	11	No. of responses	02	No. of objections	02
			No. electronic	02		
Summary of consultation responses:	<p>Site notice: 30/01/2015 – 20/02/2015 Press notice: 05/02/2015 – 26/02/2015</p> <p>2 Objections received from adjoining neighbours at 10 and 12 Willoughby Road, summarised as follows:</p> <ul style="list-style-type: none"> - The extension is 50% larger than the previous (1.5m further into the garden and 0.75m higher). - The boundary wall has been rebuilt higher using bricks which do not match. - The extension blocks some light to the garden of 10 Willoughby Road. - The infilling of private open space in a high density area is overdevelopment. <p><u>Officer comment:</u> <i>Please see assessment in main report below (paras. 4-8).</i></p>					
Local groups comments:	<p>Pilgrims Way to Willoughby Residents Association (also resident at 12 Willoughby Road), object:</p> <p>This retrospective planning application, with its increase of 50% of the demolished structure (which itself was built without planning permission) is planning creep by another guise. This infilling of private open space in a high density area is overdevelopment, and on those grounds I object both as a neighbour and street representative of the Pilgrim's to Willoughby Residents Association.</p> <p><u>Officer comment:</u> <i>Please see assessment in main report below (paras. 4-8).</i></p>					

Site Description

The site is located on the east side of Willoughby Road. It comprises a mid terrace 4 storey property which is subdivided into flats. The site is not listed but is within the Hampstead Conservation Area.

Relevant History

No recent relevant history

Relevant policies

LDF Core Strategy and Development Policies

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011 (CPG1: Design; CPG6: Amenity)

Hampstead Conservation Area Statement

NPPF

Assessment

1. Proposal:

2. Permission is sought for the retention of a single storey rear extension which replaced a smaller single storey rear extension.

3. Assessment:

4. The previous single storey rear extension measured approx. 3.9m in width x 2.8m high (at its highest point) x 2.1m in depth. It was constructed from a mix of glazing, bricks and pebbledash.
5. The as built extension measures approx. 3.9m in width x 3.1m in height x 2.8m in depth. It is constructed from timber framed glazing and has a glazed roof.
6. The proposal is considered to be acceptable, although larger than the previous extension it still complies with Camden Planning Guidance in that it is secondary to the main building, does not hide or obscure period features and retains a large outdoor amenity space for residents.
7. It is a relatively modest projecting from rear wing which retains the urban grain and open nature of the rear gardens. Whilst it is approx. 30cm higher it is not considered that this increase in height is so detrimental to the amenity of the adjoining neighbours with regard to loss of sunlight/daylight that it would warrant a refusal. Furthermore it is not considered that any argument to the contrary would be robust enough to be upheld at appeal stage.
8. When taken on its own merits the extension is considered to be acceptable, it is a modest projection and height which is secondary to the main building, retains a suitable sized open space and causes minimal harm to the amenity of adjoining occupiers.

9. Recommendation: Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday the 9th March 2015. For further information please click [here](#).

Mr Simon Fraser
8 Glenmore Road
Belsize Park
London
NW3 4DB

Application Ref: **2015/0320/P**
Please ask for: **Fergus Freaney**
Telephone: 020 7974 **3366**

27 February 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
8 A Willoughby Road
London
NW3 1SA

DECISION

Proposal:
Alterations to existing single storey rear ground floor extension to include rebuild of boundary wall and slight enlargement.

Drawing Nos: Site Plan; Location Plan; WBR-01a; 01b; 02a; 02b; 06a; 06b; 07a; 07b; 10

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Site Plan; Location Plan; WBR-01a; 01b; 02a; 02b; 06a; 06b; 07a; 07b; 10

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

DRAFT

DECISION