

Mr John Watson
18a Willoughby Road
London
NW3 1SA

Application Ref: **2015/2555/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

18 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
18 Willoughby Road
London
NW3 1SA

Proposal:
Demolition of existing rear extension and erection of an infill and rear extension with green roof.
Drawing Nos: 002, 003, 004, 005, 006, 007A, 008, 009, 010, Site Plan and Green Roof details.

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 002, 003, 004, 005, 006, 007A, 008, 009, 010, Site Plan and Green Roof details.

Reason:

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

Informative(s):

- 1 Consent is sought to demolish the existing conservatory which measures 2.4m depth x 3.0 width and erect a new extension to the rear at ground floor level. The proposed extension would measure 3.4m in depth x 5.0 in width along the rear elevation. The extension would be subordinate to the host building in terms of its size and scale, and maintain a reasonable amount of garden space. Given that the proposed extension is only 1.0m deeper than the existing conservatory and is positioned in a rear garden area, partly visible from the public realm on Kemplay Road the extension would not have an increased visual prominence. The roof would be flat a change from the existing sloping roof and a green roof would be installed. No objection is raised by the tree officer.

In terms of detailed design the choice of traditional brick would match the existing building fabric, and so allow for a sensitive development that complements the host building and its setting. The proposed extension would not be at odds with the existing fenestration arrangement and whilst being contemporary, complements the host building by virtue of its simple design. As such, the proposals would generally respect the character and appearance of the host building and its setting within the Hampstead Conservation Area.

Due to their size and location, the proposals would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, enclosure or privacy.

One objection has been received from the basement flat and duly taken into account prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and

Regulatory Reform Act (ERR) 2013.

As such the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). The proposed work also accords with The London Plan March 2015, consolidated with alterations since 2011 and paragraphs 14, 17 and 126 -141 of the National Planning Policy Framework.

- 2 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).
- 3 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.

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



Ed Watson
Director of Culture & Environment