

Miss Hana Otten  
Charlton Brown Architects  
The Belvedere  
2 Back Lane  
Hampstead  
NW3 1HL

Application Ref: **2016/2224/P**  
Please ask for: **Anna Roe**  
Telephone: 020 7974 **1226**

22 June 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**2 Willoughby Road**  
**London**  
**NW3 1SA**

Proposal: Enlargement of existing two storey rear infill extension.

Drawing Nos: 1315 -S01; 1315 -S02; 1315 -AP03; 1315 -AP01 (dated 2016/06/08); 1315 -AP05 (2016/06/08); Design and Access Statement.

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 policies 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: 1315 -S01; 1315 -S02; 1315 -AP03; 1315 -AP01 (dated 2016/06/08); 1315 -AP05 (2016/06/08); Design and Access Statement.

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposal is subordinate to the host building in terms of its form, and proportions, and results in minimal additional bulk. It follows clear precedent in mirroring the scale and configuration of the extension approved at neighbouring 4 Willoughby Road under reference 2005/4307/P. The contemporary glass construction is lightweight and thus does not detract from the setting of neighbouring buildings or the Hampstead conservation area. Though the proposal would result in the loss of a small void which delineates the visual separation between historic outrigger and rear infill extension, the resultant level of harm is considered minimal, as the loss in visual separation is mitigated by the fact that the extension is constructed of a modern lightweight glazed addition.

The formation of new window and door is considered to be acceptable as they are located at lower ground floor level and not readily visible from the public realm. Given that the rear elevation is only being extended by 650mm the proposal would not result in a loss of amenity to adjacent properties with regard to loss of natural light, outlook, privacy or added sense of enclosure.

No objections were received prior to making this decision. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under section 72 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 policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden

Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016; and paragraphs 14, 17, and 56 - 66 and 126 - 141 of the National Planning Policy Framework.

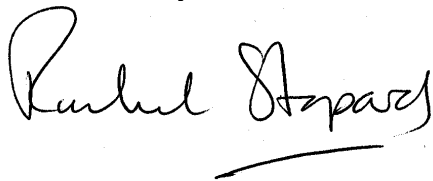
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



Rachel Stopard  
Executive Director Supporting Communities