

Ms Eleni Makri
Conservation PD (Planning + Design)
Phoenix Yard
65-69 Kings Cross Road
London
WC1X 9LW

Application Ref: **2016/3181/P**
Please ask for: **Kasuni Thewarapperuma**
Telephone: 020 7974 **3406**

16 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
25 Well Walk
London
NW3 1BY

Proposal:

Construction of front lightwell incorporating two French doors, relocation of the electrical box at the front elevation to the side together with single storey ground floor side extension
Drawing Nos: 120443 Rev A; 120443 FP Rev C; 120443 ELE (page 1) Rev C; 120443 ELE (page 2) Rev D; D500 Rev 00; D1004 Rev 00; D2001 Rev 00; D2002 Rev 00; D2003 Rev 00; D2004 Rev 00; D3001 Rev 00; 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 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 120443 Rev A; 120443 FP Rev C; 120443 ELE (page 1) Rev C; 120443 ELE (page 2) Rev D; D500 Rev 00; D1004 Rev 00; D2001 Rev 00; D2002 Rev 00; D2003 Rev 00; D2004 Rev 00; D3001 Rev 00; Design and Access Statement

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

Informative(s):

- 1 Reasons for granting permission.

This application is identical to previously approved planning permission 2012/4658/P dated 09/11/2012 which has now expired.

The proposed works would complement the existing adjoining properties in the group of listed buildings. The relocation of the electrical box to the side of the building would restore the historic façade of the property. The proposed lightwell would project 1.5m in front of the building, and would be 5.8m wide and with a depth of 1.5m, surrounded by iron railings. The existing windows to the front would be replaced by French doors. The proposed side extension extends 1.5m forward from the existing side projection and set back more than 10m from the front façade. The extension would measure 1.05m wide with a pitched roof rising from 2.2m to 2.9m and clad in red brick with a slate roof to match the existing building.

The proposed scale, massing, design detail and materials for the lightwell and the extension are considered appropriate to preserve and enhance the character and significance of the Grade II listed building. Furthermore, due to the depth of the front garden and existing mature landscaping, the proposed alterations would not be unduly visible or affect the character and appearance of the Hampstead Conservation Area.

There would be no amenity effects on the neighbouring properties due to the siting and the scale of the design. While there are 1st floor side windows at no. 23 which overlook this part of the application property, they are obscure glazed and there are no living spaces created at this part.

The building has an existing basement at the front. The previously granted planning application has deemed that a Basement Impact Assessment is not

required in this instance as the proposal is relatively small compared to the footprint of the building; would not involve any internal excavation, or require any alterations to the building's foundations. For these reasons, it was deemed that the proposal would have an effect on the stability of the host building or neighbouring buildings, local hydrology or hydrogeology.

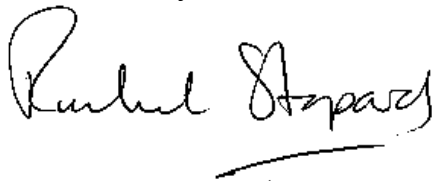
- 2 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 3 Noise from demolition and construction works 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 Noise and Licensing Enforcement Team, London Borough of Camden, 5 Pancras Square, London N1C 4AG (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