

Mr Martin Moss
JLL
30 Warwick Street
London
W1B 5NH

Application Ref: **2016/4970/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

11 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
9 Wadham Gardens
London
NW3 3DN

Proposal:

Alterations to existing rear conservatory roofs and facade, alterations to bay window on west elevation, replacement of timber fence with new boundary wall, piers and gates, relaying of front forecourt, landscaping and associated works.

Drawing Nos: AD-1-001, AD-1-100 P1, AD-1-101 P1, AD-1-102 P1, AD-1-103 P1, AD-1-200 P1, AD-1-201 P1, AD-1-202 P1, AD-1-203 P1, AD-1-204 P1, AD-3-100 P2, AD-3-103 P2, AD-3-200 P3, AD-3-201 P2, AD-3-202 P2, Ad-2-203 P2, AD-3-204 P2, AD-3-205 P2, Design & Access Statement Rev. 3.

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: AD-1-001, AD-1-100 P1, AD-1-101 P1, AD-1-102 P1, AD-1-103 P1, AD-1-200 P1, AD-1-201 P1, AD-1-202 P1, AD-1-203 P1, AD-1-204 P1, AD-3-100 P2, AD-3-103 P2, AD-3-200 P3, AD-3-201 P2, AD-3-202 P2, Ad-2-203 P2, AD-3-204 P2, AD-3-205 P2, Design & Access Statement Rev. 3.

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

Informative(s):

- 1 Reasons for granting permission

The application proposes various external alterations including replacing the conservatory roof with a flat roof and re-use of the existing roof lantern; replacement of timber front boundary fence with low wall, privet hedge and timber gates; replacement of west bay window glazing and roof with timber framed window units and new roof, replacement of asphalt driveway with granite setts and reconfiguration of landscaping.

The replacement of the conservatory roof will reduce the bulk of the existing roof form and represents an improvement in appearance to the conservatory, which is a non-original structure. The alterations to the bay window on the west elevation will introduce a more traditional and sympathetic glazing design and is supported. The installation of granite setts to the driveway will enhance the appearance of the conservation area by reintroducing a traditional material. The bulk, design and materials of the proposed alterations are considered acceptable and will not harm the character and appearance of the host property, streetscene or conservation area. Although the soft landscaping will be reconfigured, the proposed hard surfaced area appears equal to the existing and will not be harmful in terms of its impact on the appearance of the area. The proposed low walls, gates and privet hedges are characteristic of Wadham Gardens and will appear more sympathetic to their context than the existing exuberant scalloped picket fencing, which is a non-original boundary feature.

The original proposal included the cladding of the stuccoed front gable with clay

tiles, but this was considered to be harmful to the conservation area and has been omitted from the application.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed development will not have any material impact on the residential amenity of adjoining occupiers.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision, with only a comment on the design from the local group.

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 London Plan 2016 and the National Planning Policy Framework 2012.

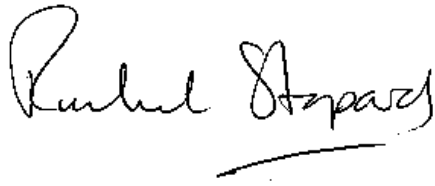
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

A handwritten signature in black ink, reading "Rachel Stopard". The signature is written in a cursive style with a prominent flourish at the end.

Rachel Stopard
Executive Director Supporting Communities