

Mr. Felix Padfield  
felixdb ltd  
12 Chichester Road  
London  
NW6 5QN

Application Ref: **2016/6892/P**  
Please ask for: **Charlotte Meynell**  
Telephone: 020 7974 **2598**

24 February 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**Wavel House**  
**1A Wavel Mews**  
**London**  
**NW6 3AB**

#### **Proposal:**

Erection of a single storey side (east) extension and single storey side (west) extension.  
Drawing Nos: FDB-WM-A 001; FDB-WM-A 101; FDB-WM-A 102; FDB-WM-A 103; FDB-WM-A 104; FDB-WM-A 105; FDB-WM-A 206b; FDB-WM-A 207b; FDB-WM-A 208b; FDB-WM-A 209b; FDB-WM-A 301; FDB-WM-A 302; FDB-WM-A 304b; FDB-WM-A 306b; FDB-WM-A 307; FDB-WM-A 308b; FDB-WM-A 309 Existing Side Elevation West; FDB-WM-A 309 Proposed Side Elevation West; FDB-WM-A 401 Existing Section AA; FDB-WM-A 401 Proposed Section AA; FDB-WM-A 402b; FDB-WM-A 403 Existing Section BB; FDB-WM-A 403 Proposed Section BB; FDB-WM-A 405; FDB-WM-A 601; 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 FDB-WM-A 001; FDB-WM-A 101; FDB-WM-A 102; FDB-WM-A 103; FDB-WM-A 104; FDB-WM-A 105; FDB-WM-A 206b; FDB-WM-A 207b; FDB-WM-A 208b; FDB-WM-A 209b; FDB-WM-A 301; FDB-WM-A 302; FDB-WM-A 304b; FDB-WM-A 306b; FDB-WM-A 307; FDB-WM-A 308b; FDB-WM-A 309 Existing Side Elevation West; FDB-WM-A 309 Proposed Side Elevation West; FDB-WM-A 401 Existing Section AA; FDB-WM-A 401 Proposed Section AA; FDB-WM-A 402b; FDB-WM-A 403 Existing Section BB; FDB-WM-A 403 Proposed Section BB; FDB-WM-A 405; FDB-WM-A 601; 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 proposed east extension would infill the side gap between the rear boundary wall and the two storey side closet wing, and would form a courtyard a maximum of 2.7m deep between the existing front boundary wall and the proposed extension. The ground level of the side gap would be lowered to 0.5m below street level, so that the majority of the proposed east extension would be obscured which would reduce its visual impact when viewed from Wavel Mews. As such, the proposed extension would remain subordinate to the host building in terms of form and scale and would respect and preserve the design and proportions of the original building.

The proposed west extension would infill the side gap between the property and the east elevation of No.1 Wavel Mews and would replace an existing single storey lean-to. It would have a mono-pitched roof up to 3.2m in height, and it would be only partially visible from the public realm behind the existing high front boundary walls. It is considered that the extension overall would remain subordinate to the host building in terms of design, form and scale, and would not detract from the design and proportions of the host building.

The extensions would be constructed in London stock brick to match the host

building, with flush conservation style rooflights, and a slate roof to the west extension and a lead roof to the east extension. Whilst both extensions would incorporate metal framed glazed sliding doors, these details are considered acceptable in design terms given the existing contemporary style of the host building, with a metal framed glazed pitched porch roof. Overall, the proposal would respect and preserve the design and proportions of the original building and the character and appearance of the South Hampstead Conservation Area.

Due to the sunken location of the east side extension, the eaves of the mono-pitched roof will extend only 0.2m above the existing side boundary wall, therefore it is not considered that the proposed extension would significantly harm the amenity of neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy.

The proposed west side extension would be adjacent to an existing outbuilding in the rear garden of No. 59 Priory Road, and would adjoin the east side elevation of No. 1 Wavel Mews, set below the existing high level ground floor obscure glazed window. As such, the proposed extension would be unlikely to result in a significant adverse impact to the residential amenity of surrounding properties in terms of a loss of daylight, sunlight, outlook or privacy.

The combined extensions would allow for the retention of reasonably sized front and side gardens.

One objection was received prior to making this decision. The planning history of the site and surrounding area 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 of the Planning (Listed Buildings and Conservation Area) 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, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies, and policies G1, A1, D1, D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with policies of the London Plan 2016 and of 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

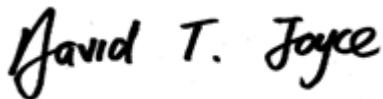
heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Executive Director Supporting Communities