

Mr Michael Cremer
Bradfords
9 The Seymours
Loughton
IG10 2RU

Application Ref: **2017/0663/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

13 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
Wellmount Cottage
Well Road
London
NW3 1LJ

Proposal:
Erection of rear extension at first floor level; enlargement of existing side extension; and alterations to front fenestration
Drawing Nos: Site Plan; 160511H/1REVE; Design & Access Statement; Daylight and Sunlight Report prepared by Bradfords (dated 12 January 2017)

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: Site Plan; 160511H/1REVE; Design & Access Statement; Daylight and Sunlight Report prepared by Bradfords (dated 12 January 2017)

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed rear extension at first floor level would be a subordinate addition to the host property and would be compliant with CPG1 (Design) which requires extensions to be located one full storey below the eaves. It would be set in from the side building line to reduce its prominence in oblique views from the public realm. It would be constructed in matching brickwork to the host property with timber framed windows to match existing. The roof would have a shallow pitch so as to minimise the additional bulk.

The enlargement of the existing side extension would maintain its subordinate relationship to the host property. The alterations to the fenestration including the enlargement of a window on the front elevation and the installation of a new door opening on the side extension are considered minor works that would not harm the character or appearance of the building or conservation area.

The proposal is considered to preserve the character and appearance of the conservation area. 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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

A BRE assessment submitted with the application demonstrates there would be no adverse impact on the rear window at second floor level of 55 Christchurch Hill. The side elevation of the first floor extension would be located 3m from the window to the detriment of its outlook; however, this is considered acceptable on balance given that it is understood to serve a small study and the property as a whole benefits from good outlook in three directions by virtue of its corner siting. The

enlarged side extension would result in an increased height of 1m on the boundary wall with no.2 Well Road however the impact on daylight/sunlight to the nearby ground floor windows would be marginal, especially given the large amount of glazing to the room as well as rooflights. The basement level room already receives poor levels of daylight and it is not considered the proposals would substantially worsen the situation.

One objection has been received prior to making this decision which has been duly addressed. The planning history of the site has been taken into account when coming to this decision.

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 and policies A1, D1 and D2 of the London Borough of Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

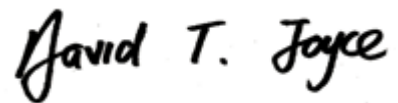
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 3 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).
- 4 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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
Director of Regeneration and Planning