

Mr William Nickerson
William Nickerson Interior Design
9 Goldhawk Mews
London
W12 8PA

Application Ref: **2017/1426/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

13 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
20 Well Road
LONDON
NW3 1LH

Proposal:

Erection of replacement single storey side extension, including increased height of boundary wall; erection of new smaller dormer windows (on east, west and north roofslopes), replacement rooflights and repositioning of entrance; installation of window and removal of French Doors.

Drawing Nos: Drawings: Location plan - WR / 00A; WR / 001; WR / 002; WR / 003; WR / 004; WR / 005; WR / 006; WR / 007 ; WR / 008 ; WR / 009 ; WR / 010 ; WR / 011 ; WR / 012 ; WR / 013 ; WR / 014; WR / 015 ; WR / 016; Tree Protection Plan 27/03/2017; Design and Access Statement; Arboricultural Method Statement, 4th April 2017, by Martin Dobson Associates, reference MDA reference G24.

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, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans- Drawings: Location plan - WR / 00A; WR / 001; WR / 002; WR / 003; WR / 004; WR / 005; WR / 006; WR / 007 ; WR / 008 ; WR / 009 ; WR / 010 ; WR / 011 ; WR / 012 ; WR / 013 ; WR / 014; WR / 015 ; WR / 016; Tree Protection Plan 27/03/2017; Design and Access Statement; Arboricultural Method Statement, 4th April 2017, by Martin Dobson Associates, reference MDA reference G24.

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

- 4 Details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority before any works on site are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy A3 of the Camden Local Plan Submission Draft 2016.

- 5 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the submitted arb report ref. MDA G24 by Dr Martin Dobson dated 04/04/2017. Such details shall follow guidelines and standards set out in BS5837:2012. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy and

policy A3 of the Camden Local Plan Submission Draft 2016.

- 6 Within the first available planting season following the completion of works, a blackthorn tree (*Prunus spinosa*) shall be planted as a heavy standard with a girth size of 12-14cm within the rear garden of the application property unless otherwise agreed in writing by the local authority. The planting process should take into account the standards set out in BS8545:2014. Any trees removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees of a similar size and species to those originally required to be planted.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, policy DP24 of the London Borough of Camden Local Development Framework Development Policies, and policies A3 and D2 of the Camden Local Plan Submission Draft 2016.

Informative(s):

- 1 Reasons for granting permission:

The proposed replacement single storey conservatory extension has a floor area of approx. 31.9sqm compared to the existing 7.8sqm. Its design, scale and proportions, despite having an increased footprint, remains subordinate to the host building. The timber frame and glazed, hipped roof is acceptable in traditional design and materials. It would not harm any architectural features of interest or the historic fabric of the listed Grade II host building and is considered acceptable. The proposed replacement extension would have no noticeable impact on the garden amenity space and is acceptable. Additionally, due to the topography and the shrubbery boundary treatment, the replacement conservatory extension would not be visible from the public realm and would not harm the character and appearance of the conservation area.

The replacement timber framed sash windows and timber doors are minor alterations and are invisible from the road and will not impact on the fabric of the main building.

The very modest sized 5 replacement dormers replicate those found in neighbouring streets and are subordinate with the roofscape as they would be set below the ridge line and above the roof eaves in accordance with CPG guidelines. The proposed dormers will improve considerably the appearance of the host building due to the removal of the existing bulky dormer and would enhance the streetscene and conservation area. The proposed conservation-style rooflights are considered acceptable in terms of size and location. These roof alterations would not harm the appearance or historic fabric of the host building or the character and appearance of the conservation area.

Special regard has been attached to the desirability of preserving the listed

building, its setting and its features of special architectural or historic interest, and to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The replacement extension would not cause any significant harm to the amenity of neighbouring occupiers in terms of loss of privacy, sun/daylight or outlook and is therefore acceptable on amenity grounds.

The tree protection measure set out in the arboricultural report and tree protection plan are considered sufficient to demonstrate the trees to be retained on site and on neighbouring sites will be adequately protected throughout development. One small blackthorn tree T2 has been removed, the loss of which is considered acceptable, and can be mitigated against through replacement planting which will be secured by conditions.

No objections have been received and the site's planning history was taken into account when coming to this decision. It is noted that this scheme is identical to that granted planning permission ref 2014/2114/P on 18/07/2014.

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 A1, A3, D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with policies of the London Plan 2016; and the National Planning Policy Framework 2012.

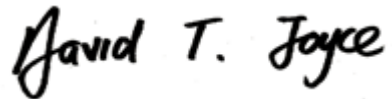
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning