

Mr Bashir Khwaja  
USL Architects  
The Busworks United House  
North Road  
London  
N7 9 DP

Application Ref: **2017/4437/P**  
Please ask for: **Sofie Fieldsend**  
Telephone: 020 7974

28 September 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**26 Woodchurch Road**  
**London**  
**NW6 3PN**

Proposal:  
Demolition of rear existing conservatory and erection of single storey rear extension. Loft conversion with rear dormer.

Drawing Nos: WHH/EX/401, WHH/EX/100, WHH/EX/101, WHH/EX/102, WHH/EX/103, WHH/EX/200, WHH/EX/201, WHH/EX/300, WHH/PL/400 Rev.A, WHH/PL/401 Rev.A, WHH/PL/100 Rev.A, WHH/PL/101 Rev.A, WHH/PL/102 Rev.A, WHH/PL/103 Rev.A, WHH/PL/200 Rev.A, WHH/PL/201 Rev.A and WHH/PL/300 Rev.A.

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans WHH/EX/401, WHH/EX/100, WHH/EX/101, WHH/EX/102, WHH/EX/103, WHH/EX/200, WHH/EX/201, WHH/EX/300, WHH/PL/400 Rev.A, WHH/PL/401 Rev.A, WHH/PL/100 Rev.A, WHH/PL/101 Rev.A, WHH/PL/102 Rev.A, WHH/PL/103 Rev.A, WHH/PL/200 Rev.A, WHH/PL/201 Rev.A and WHH/PL/300 Rev.A.

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

- 4 The flat roof of the single storey rear extension hereby approved shall not be used at any time as amenity space, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension would replace an existing rear conservatory. It will measure 3m in depth, 5.3m wide, and stand at 3.2m high with a flat roof proposed. It is noted that the property already has limited useable amenity space and the current space is not considered to be high quality. However, the property does have adequate private amenity space to the front of the property which is well screened from the street by an existing boundary treatments.

It is noted that the adjoining property at No.28, has constructed a rear conservatory which has resulted in the loss of all useable amenity space. The neighbour at No.24 Woodchurch Road was granted planning permission in 2015 for a new dwelling with only front amenity space and no rear amenity space proposed under planning reference 2014/4507/P.

The proposed extension 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 original building. Although little amenity space would be retained in the proposal, on balance it is not considered that an additional 6.3sqm of extension would not cause harm to the character of the host property and the wider

conservation area to an extent that would warrant a reason for refusal given the context of the neighbouring properties.

The proposed extension would not give rise to any adverse impact on the amenity of neighbouring occupiers of No. 24 and 28 in terms of loss of daylight, sunlight, outlook or privacy given the siting and design of these neighbouring properties.

The proposed rear dormer would measure a height of 1.5m, span a width of 3.2m along the rear roofslope of the host dwelling and have a depth of 2.8m. It would be set down from the original ridgeline. The proposed dormer is set at least 0.5m away from the edges of the existing roofslope. Due to the setting of the proposed dormer at the rear of the property, it would not be visible from the street (Woodchurch Road). Overall this element of the proposal is considered to appear as a suitably subservient addition to the host property.

No objections were 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 South Hampstead 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 A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2012.

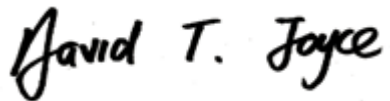
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 style with a large 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning