

Ms Melissa White  
Melissa White Architects  
118a Tollington Park  
London  
N4 3RB

Application Ref: **2017/6386/P**  
Please ask for: **Emily Whittredge**  
Telephone: 020 7974 **2362**

6 February 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**8 Wildwood Grove**  
**London**  
**NW3 7HU**

Proposal: Erection of replacement single storey rear infill extension and installation of 1 x rooflight to the existing flat roof of the rear projection. Erection of replacement rear boundary wall.

Drawing Nos: OS MAP P1, EX-301 P1, 300 P2, 200 P1, 201 P1, 101 P1, EX-100 P1, EX-202, GA-202 P2, GA-301 P1, GA-300 P2, GA-101 P3, GA-100 P3, GA-201 P2, GA-101 P2, GA-200 P1.

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 policies 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: OS MAP P1, EX-301 P1, 300 P2, 200 P1, 201 P1, 101 P1, EX-100 P1, EX-202, GA-202 P2, GA-301 P1, GA-300 P2, GA-101 P3, GA-100 P3, GA-201 P2, GA-101 P2, GA-200 P1.

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

- 4 The flat roof of the infill extension hereby permitted shall at no time be used as a terrace or amenity space of any kind, and shall not be used other than for essential maintenance or repair, or escape in case of emergency.

Reason: To prevent undue overlooking of the adjoining property in accordance with policy A1 of the Camden Local Plan 2017.

- 5 Sound bricks shall be reclaimed from the existing boundary wall and reused in the rebuilt wall.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 Before the construction of the rear boundary wall is begun, a sample panel of the brickwork shall be provided on site. The panel shall demonstrate the brick, bond, mortar and joint detail. The details shall be submitted to and approved in writing by the local planning authority:

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

#### Informative(s):

- 1 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).

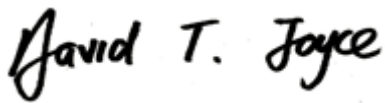
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's 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, slightly slanted style.

David Joyce  
Director of Regeneration and Planning