

Application ref: 2018/0008/P  
Contact: Thomas Sild  
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Date: 14 March 2018

**Development Management**  
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Origin Architecture Ltd.  
5 Forest Way  
London  
N19 5XG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**15 Woodsome Road**  
**London**  
**NW5 1RX**

Proposal: Erection of a single storey rear and side extension.

Drawing Nos: Site location Plan (P-001 Rev A), P-100 Rev A, P-101 Rev A, P-102 Rev A, P-103 Rev A, P-104 Rev A, P-105 Rev A, P-106 Rev A, P-107 Rev A, L-108 Rev A, P111 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: Site location Plan (P-001 Rev A), P-100 Rev A, P-101 Rev A, P-102 Rev A, P-103 Rev A, P-104 Rev A, P-105 Rev A, P-106 Rev A, P-107 Rev A, L-108 Rev A, P111 Rev A

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

- 4 The flat roofed areas of the extension shall not be used as a roof terrace, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The proposed single storey side and rear extension infills the side return across to the boundary with no. 17. The extension steps back and down beyond the width of the rear, forming a visually recessive glazed lightweight box form.

Woodsome Road is characterised by short terraces of houses. No. 15 forms the end of a short terrace of three, and is separated by a gap to no. 17. This gap breaks the solid bulk of the terraces and is an important character feature of this part of the conservation area. This gap has been infilled by a lean-to shed and is further obscured by solid timber street facing gates. No. 17 has previously been extended to the side, infilling a portion of the visible gap. Although Camden Planning Guidance (CPG1: Design) generally does not support the infilling of gaps, the proposals are considered acceptable in this instance given the fact that the gap has already been infilled with an entrance gate and shed. Furthermore, the proposed extension would remain single storey in height, and is not considered to cause any additional visual impact to the character and appearance of the host building or conservation area than the existing arrangement.

The proposed design remains subordinate to the host building in scale and form. The design was revised to better preserve the impression of distinct separation between the houses. This was achieved by removing a proposed roof lantern addition, setting back and creating a distinct largely-glazed side element. The design is contemporary in style, being faced in white render with metal framed doors and large constituent parts glazed.

Given that the extension projects no deeper than the existing closet wing and the adjacent extension at no. 17, there is not considered to be amenity impact on neighbouring occupants arising from this development.

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 regard has been attached to the desirability of preserving or enhancing 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.

As such, the proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework.

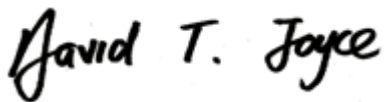
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



David Joyce  
Director of Regeneration and Planning