

Application ref: 2018/1023/P  
Contact: Sofie Fieldsend  
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Date: 8 May 2018

**Development Management**  
Regeneration and Planning  
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Local Planning Services  
Middleborough House  
16 Middleborough  
Colchester  
CO1 1QT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**10-11 Wildwood Grove**  
**London**  
**NW3 7HU**

Proposal:  
Erection of a single storey rear extension and extension to existing first floor rear terrace.  
Alterations to first floor rear fenestration.  
Drawing Nos: 1.1 Rev.E and Site location plan.

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:

1.1 Rev.E and Site location plan.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The infill rear extension and associated extension to the existing terrace are considered to be modest in scale and would appear as a subordinate feature in relation to the host property. The extension will be constructed of brick to match the existing with hardwood doors occupying a similar siting and scale as the existing. The replacement of the existing rear door at first floor level is acceptable. It will match the adjacent window on the rear outrigger in terms of scale, design and materials. The applicant has confirmed the roof will be accessed through a window only for maintenance purposes. Revisions were received during the lifetime of the application reducing the depth of the extension/terrace and altering the proposed fenestration. The development is not considered to have a detrimental impact on the character of the host property or the wider area.

Given the modest scale of the proposed ground floor rear extension which will project 0.35m further than No.12's rear building line and not project further than No.9's rear elevation, it is not considered that this additional scale will result in loss of privacy, light or overlooking. The proposal will increase the existing terrace by 6.4sqm. It is acknowledged that all the properties along this terrace are subject to privacy and overlooking issues created by their siting and design. However it is considered that this increase in scale is minor and unlikely to exacerbate existing amenity issues, it is acceptable in this context. The replacement of the rear door at first floor with a window is not considered to cause harm to either neighbouring property as it will be smaller in scale and retain a similar siting.

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 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 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 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).

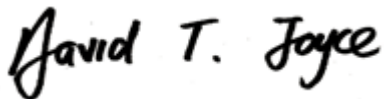
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

David Joyce  
Director of Regeneration and Planning