

Application ref: 2018/1695/P  
Contact: Gideon Whittingham  
Tel: 020 7974 5180  
Date: 13 June 2018

**Development Management**  
Regeneration and Planning  
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4 Primrose Hill Studios  
Fitzroy Road  
NW1 8TR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**39 Quickswood**  
**London**  
**NW3 3SA**

#### **Proposal:**

Erection of single storey rear extension with a rendered rear boundary wall; conversion of the garage into a habitable space with associated alterations to the front elevation and a new glazed access door and fixed panel to the roof terrace.

Drawing Nos: 000; 002; 003; 004; 005; 006; 007; 011; 012; 013; 014; 015; 016; 017; 018.

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 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 [000; 002; 003; 004; 005; 006; 007; 011; 012; 013; 014; 015; 016; 017; 018].

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

- 4 The roof area of the rear ground floor extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

Reason: To safeguard the amenities of the adjoining premises and the area generally 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 extension would be largely screened by the rear boundary fence along Adelaide Road and would therefore be of limited visibility from the public realm. Although the proposed extension would project across the full width of the building, the extension incorporates extensive glazing which would give it a lightweight appearance. It would appear as a subordinate element and would not have a detrimental impact on the character and appearance of the building or the surrounding area.

In terms of context, a number of properties along this terrace already feature permitted extensions of a similar scale and incursion into the rear garden. Therefore, whilst the extension would take up a sizeable amount (more than half) of the garden space, it does retain an appropriate area for external amenity space. Given the location of the garden along a busy road, the existing garden space is not considered to have a significant amenity value and the reduction as a result of the extension is considered acceptable.

The proposed alterations to the front and rear elevation of the building and boundary, including replacement of doors and windows are not considered to harm the architectural integrity of the building and would match alterations at nearby properties.

Given the height and depth of the proposed extension, its proximity to the neighbouring properties and the high boundary treatments, the proposal, along with all elevational alterations would not have a significant impact on the amenity of the neighbouring properties in terms of loss of light, outlook or privacy. The

As such the proposed development is in general accordance with policies A1 and D1 of the Camden Local Development Plan 2017, the provisions of the London Plan 2016; as well as the National Planning Policy Framework 2012.

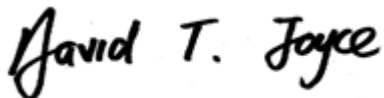
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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