

Application ref: 2018/0631/P  
Contact: Matthias Gentet  
Tel: 020 7974 5961  
Date: 30 August 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Heynes Planning Ltd  
The Studio  
Two Acres Under Lane  
Newmills  
Launceston  
PL15 8SN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**18 Well Road**  
**London**  
**NW3 1LH**

Proposal: Erection of a single storey glazed rear extension and associated glazed link to main house, replacement of existing fenestration to front and rear and re-opening of original door to rear elevation at ground floor level, re-instating of metal balustrade and repair to first floor balcony, replacement of existing front roof lantern and re-landscaping to front and rear garden including part of side/rear boundary treatment to dwelling (Class C3).

Drawing Nos: Heritage Statement; Heritage Statement Addendum (08/08/2018); Design and Access Statement rev2 (December 2017); Design and Access Statement (Addendum and Revised August 2018); Cover Letter (02/07/2018); Arboricultural Report (Revised August 2018); [00-] 001 P1 (Site Location Plan), 101 P1, 200 P1, 201 P1, 202 P1, 203 P1, 204 P1, 220 P1, 221 P2, 801 P1, 803 P1, 811 P1, 812 P1, 813 P1; [20-] 101 P2, 200 P1, 201 P2, 202 P2, 203 P2, 204 P2, 220 P2, 221 P3, 222 P3, 251 P2; WR01 RevD; Revised Tree Protection 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 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: Heritage Statement; Heritage Statement Addendum (08/08/2018); Design and Access Statement (Addendum and Revised August 2018); Cover Letter (02/07/2018); Arboricultural Report (Revised August 2018); [00-] 001 P1 (Site Location Plan), 101 P1, 200 P1, 201 P1, 202 P1, 203 P1, 204 P1, 220 P1, 221 P2, 801 P1, 803 P1, 811 P1, 812 P1, 813 P1; [20-] 101 P2, 200 P1, 201 P2, 202 P2, 203 P2, 204 P2, 220 P2, 221 P3, 222 P3, 251 P1; WR01 RevD; Revised Tree Protection Plan.

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

- 4 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report dated 19th March 2018 (Revised in August 2018) by Andrew Day of Andrew Day Arboricultural Consultancy. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

- 6 No development shall take place until full details of hard and soft landscaping

including 3 replacement trees have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1, D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The property is a subdivided large detached 19th Century villa with an eccentric mixture of Gothic, Italianate and other mid-late 19th Century styles, originally built in 1868 by JS Nightingale with wings added in 1876. It is Grade II listed and situated within the Hampstead Conservation Area. The proposal seeks permission for the erection of a single storey fully glazed rear extension connected to the main property by means of a fully glazed link. The extension is to sit within a recess of the joined brick boundary wall in the rear garden and would serve as the new kitchen that would enable the existing kitchen - located to the front of the property at ground floor level - to be turned into a third bedroom (guest room) and a new bathroom and toilet. It would measure approximately 4.7m in depth by 3.3m in height and 8.2m in width; the link would measure approximately 6.2m in length by 1m in depth and 2.8m in height.

Revisions were made to the size and design of the glazed link in response to comments from the Council's Conservation Officer and Inspector's comments on a previous appeal decision for a similar proposal (reference: 2013/8134/P and 2013/8140/L, appeal ref: APP/X5210/W/14/3001456). The revisions to the glazed link and the removal of the previously proposed pergola have resulted in a much more streamlined structure that allows for the extension to sit almost independently from the main house and for the link to be perceived/read as almost invisible.

The existing roof lantern above the bathroom is to be replaced with minimal frame glazing, of similar size and design, with openable panels. The new roof lantern would not alter or affect the current appearance of the front roof area. The front elevation is showing signs of damage to the stone works and ironmongery which are to be repaired and replaced like-for-like. The front door is also to be replaced with a like-for-like timber frame and glazed panel door. To the rear of the property, an original door to the right of the main bay windows which has been bricked off some years ago, is to be re-opened. To the left of the bay windows, a new door is to be created to allow access to the proposed rear extension via the glazed link.

Overall, the proposed works are sympathetic to the character and appearance of the listed building. They do not result in the loss of historic fabric, nor do they impact upon the legibility of the historic floorplan and architectural identity of this Grade II listed building. The proposal is therefore considered to be acceptable in terms of its size, design, location and materials to be used, and

will preserve and also enhance the character and appearance of the host building, the conservation area and the surrounding streetscape, and will not harm the setting or the significance of the host and adjacent listed buildings.

The front and rear gardens are to be re-landscaped, including new trellises on sections of existing rear boundary walls, new paved areas, paths and stepping stones. The landscaping proposals include new planting/green areas and the removal and replanting of a minimum of 3 trees. It must be noted that hard surfaces are already occupying approximately 79sqm and spread out into the garden area. The proposed hard landscaping area would be concentrated closer to the building, mostly outside the extension and the rear façade and would cover an area measuring approximately 77sqm. In all, the re-landscaping would not see an increase in the level of hard surfaces.

In view of the sensitive location of the property facing Hampstead Heath, a condition has been added to secure the replacement of the 3no trees in the front garden that are to be removed. This would minimise the impact of the modern design of the front landscape on the historic character of the host property and the conservation area.

- 2 The neighbours' amenity has been carefully considered when assessing the extension and the link due to the large expense of glazing that, by its very nature, offers very little protection in terms of privacy and overlooking. The main concern has been a neighbouring first floor window that looks directly into the rear garden of the property. However, the applicant has demonstrated that any overlooking from the window would be minimal. The applicant has also confirmed that the glazed link would not be illuminated and any lightspill from the kitchen itself would be minimal.

The site's planning and appeal history has been taken into account when coming to this decision. No objections were received following the statutory consultations.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.66 and s.72 of the Listed Buildings and Conservation Areas 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, A3, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016; and the National Planning Policy Framework 2018.

- 3 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).

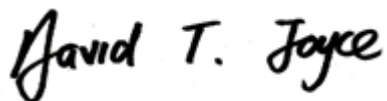
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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