



Application ref: 2017/6700/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 14 September 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Philip Wagner Architects
5 Ladbroke Road
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W11 3PA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:
14 Well Road
London
NW3 1LH

Proposal:
Variation of condition 9 (approved plans) of planning permission Ref: 2013/3998/P dated 29/07/2014 for 'Erection of 3 storey dwelling (Class C3) following demolition of existing', namely to change the material of the southern (side) elevation of the garage from stained boarding to painted render; update the windows on the right flank wall to match the plan; revert the existing bin store of no.15 Well Road; and to allow painted timber garage door and panels

Drawing Nos: Superseded:
639/31 Rev N, 639/34 Rev H & 639/36 Rev H

Amended:
639/31 Rev O, 639/34 Rev I & 639/36 Rev I

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 the original permission ref. 2013/3998/P dated 29/07/2014.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 For the purposes of this decision, condition 9 (approved plans) of planning permission 2013/3998/P dated 29/07/2014 shall be replaced with the following condition:

REPLACEMENT CONDITION 9

The development hereby permitted shall be carried out in accordance with the following approved plans:

(Prefix: 639/) 01 Rev A; 02 Rev B; 04; 05 Rev A; 06; 07; 08; 30 Rev H; 31 Rev O, 32 Rev J; 33 Rev E; 34 Rev I; 36 Rev I; 37 Rev B; 38 Rev D; 39 Rev D; 639/SK 00, 101 Rev A, 102; Design and access statement by Philip Wagner Architects (including revised lifetime homes diagram); Tree report by Tree Projects Ltd dated June 2013; Code for Sustainable Homes Pre-assessment by Mendick Waring Ltd dated May 2013; Bat Survey; Draft Construction Management Plan by Philip Wagner Architects dated February 2014 (Ref: 140106/pwhamp)

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

- 3 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 A1 and A2 of the London Borough of Camden Local Plan (2017).

- 4 The facing brickwork of the development shall be completed in accordance with the details of the sample panel demonstrating the proposed colour, texture, face-bond and pointing approved under details application Ref: 2017/0789/P dated 05/03/2017. The approved panel shall be retained on site until the work has been completed.

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).

- 5 The use of the roof terrace at rear first floor level hereby approved shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained and maintained thereafter.

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

- 6 The window hereby approved in the ground floor flank elevation which is to face 15 Well Road, shall be obscure glazed and fixed shut and shall be permanently retained as such thereafter.

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

- 7 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 2) (England) Order 2008 or any Order revoking and re-enacting that Order, no development within part 1 (Class A-H) and Part 2 (Classes A-C) of schedule 2 of that order as far as it relates to the location and width of the garage door hereby approved shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard local parking conditions and to ensure that the development does not interfere with the free flow of traffic in accordance with CPG7 (Transport).

- 8 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work) and in accordance with the tree report submitted by Tree Projects Ltd dated June 2013.

Reason: To ensure the preservation of the amenity value and health of the tree(s).

Informative(s):

- 1 Reasons for Granting Permission.

This application is for the variation of condition 9 (approved plans) of permission ref: 2013/3998/P dated 29/07/2014 for 'Erection of 3 storey dwelling (Class C3) following demolition of existing', namely to change the material of the southern (side) elevation of the garage from stained boarding to painted render; update the windows on the right flank wall to match the plan; revert the existing bin store of no.15 Well Road; and to allow painted timber garage door and panels.

The proposed alterations are relatively minor and are considered to be commensurate with the design of the main building. The alterations would not serve to harm the character or appearance of the host property or the surrounding area. No internal alterations are proposed which would impact on the quality of accommodation provided as a result of the amendment.

The property is sited within the Hampstead Conservation Area and backs onto a Grade II Listed building (no. 21 Well Walk). Despite this, the alterations would serve to preserve the character and appearance of the conservation area and would not impact on the setting of the listed building.

The development would otherwise remain as assessed and approved in permission ref: 2013/3998/P dated 29/07/2014.

The planning history of the site was taken into account when coming to this decision. No responses were received following public consultation on this scheme.

Considerable importance and weight has been attached to the harm and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in accordance with Policies A1, D1 & D2 of the Camden Local Plan (2017), the London Plan (2016), and 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 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.
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted (Deed of Variation to transfer S106 from 2013/3998/P dated 29/07/2014 to this application). Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the

website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.

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 style with a large initial 'D'.

David Joyce
Director of Regeneration and Planning

