

Application ref: 2018/4867/P
Contact: David Fowler
Tel: 020 7974 2123
Date: 19 December 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Martins Camisuli Architects
Unit 1
2a Oakford Road
London
NW5 1AH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flats 1 & 2
7 Woodchurch Road
London
NW6 3PL

Proposal:

Erection of rear extension of flat one at lower ground floor level and rear extension of flats one and two at ground floor level.

Drawing Nos: Existing: Site Location Plan, MC/182(01)01 A, MC/182(01)_02, MC/182(01)_03, MC/182(01)_04, MC/182(01)_05, MC/180(01)_06 A, MC/182(01)_07 A.

Proposed: MC/182(02)_01, MC/182(02)_02, MC/182(02)_04, MC/182(02)_05, MC/182(02)_06, MC/182(02)_07, MC/182(02)_08 B.

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 if in CA] 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 MC/182(02)_01, MC/182(02)_02, MC/182(02)_04, MC/182(02)_05, MC/182(02)_06, MC/182(02)_07, MC/182(02)_08 B.

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

- 4 The eastward facing window marked 'translucent' on drawing number MC/182(02)_06 shall be obscured and shall be retained as permanently.

Reason: To protect the privacy of neighbouring residents in accordance with Camden Local Plan policy A1.

Informative(s):

- 1 Reasons for granting planning permission:

The proposed extensions are at the rear of the building at lower ground and ground floor level. The lower ground floor extension of flat 1 would match the extension built to flat 2. At ground floor level, the extension would mirror the existing extension on flat 2 and include a brick extension in the middle which would create a break between the glazed extensions. The extensions would not be visible in public views. They are considered to be subservient to the main building and would be in character with this building and this part of the South Hampstead Conservation Area.

Due to the proposed extension's modest size and height and location at lower ground and upper ground level, the development would not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light or added sense of enclosure. The proposed balcony at upper ground level would not look directly into residential windows and nor would it increase overlooking beyond the existing situation. The relocated stair would be closer to the boundary however, the overlooking of the neighbouring garden from the stair would only be marginally worse than from the existing stair. There would be no material impact on the privacy of neighbouring properties subject to a condition ensuring the eastward facing window is obscured, given it would face directly over the neighbouring garden.

Considerable importance and weight has been attached and special attention has been paid to the desirability of preserving or enhancing the character or

appearance of the conservation area, under and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No objections have been received to this application.

As such, the proposed development is in general accordance with Camden Local Plan policies A1, D1 and D2.

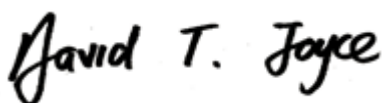
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.
- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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