

Application ref: 2018/5722/P  
Contact: Leela Muthoora  
Tel: 020 7974 2506  
Date: 27 January 2019

**Development Management**  
Regeneration and Planning  
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Richard Bell Architecture  
17 Highgate Spinney  
Crescent Road  
London  
N8 8AR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**30 Woodsome Road**  
**London**  
**NW5 1RY**

Proposal: Installation of window at second floor level and additional waste pipes to flank elevation of house (Class C3).

Drawing Nos: Design & Access Statement, (1804) EX00, PA01A, PA02

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 Design & Access Statement, (1804) EX00, PA01A, PA02

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

Informative(s):

- 1 Reasons for granting permission.

The proposal to install a new window opening and additional pipework to the north-east facing flank elevation at second floor level of the subject property is considered acceptable due to the design, materials and minor nature of the proposed works which would preserve the character and appearance of the host building and Dartmouth Park Conservation Area.

Whilst the proposals would have limited impact in terms of light spill and overlooking, due to the distance between the properties and arrangement of the existing windows, the direct views out of the proposed window would be of the flank wall of no. 32 Woodsome Road across a road. The proposed window opening is to a non-habitable room (bathroom). As a result, the proposal is not considered to harm the amenity of the neighbouring property than is already experienced at present. The degree of light spill, noise and overlooking would not be so significantly increased as to be unacceptable.

No objections have been received prior to making this decision. The site's planning history has been taken into account when coming to this decision.

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 2013.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

- 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

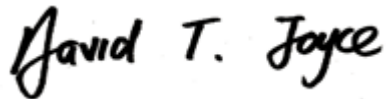
Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing 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 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

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