

Application ref: 2018/5906/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 5 February 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Francis Birch Architect
11 North Hill Avenue
Highgate
London
N6 4RJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
15 Well Walk
London
NW3 1BY

Proposal:

Erection of single storey rear extension at lower ground floor level

Drawing Nos: Site Location Plan, Design & Access Statement, 001 D01, 1025 D03,
1026 D03

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: Site Location Plan, 001 D01, 1025 D03, 1026 D03

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed extension would infill an existing lower ground floor level lightwell area at the rear of the property, with a largely glazed conservatory type structure. The structure would extend across the existing lower level area, up to a retaining wall which marks a change in level to the rear garden. The proposals would not result in the removal of any attractive or special architectural features of the house. The extension's scale would remain clearly subordinate to the host building and it would allow for the retention of a useable area of outside space for Flat A. The extension would not be visible to the street and given its siting at a partially subterranean level it would have very limited visibility from the rear. The proposed roof material was revised from aluminium to zinc, to provide a higher quality finish more appropriate to the host building's character.

Overall, the proposal would not result in unacceptable harm to the building's appearance or character nor that of the surrounding conservation area.

The adjoining neighbour, no. 17 enjoys an existing infill extension at lower ground level behind a high level boundary wall and the proposed extension would not rise above this wall. No. 15 is separated from no. 13 by a passageway at a level higher than the lightwell area. The proposal would not rise above the existing passage boundary fence. The partially glazed roof would sit immediately below a window belonging to Flat A, and it is considered that the 4m distance to the closest neighbour windows serving Flat B directly above would mitigate light spill to an acceptable level. Overall the proposed development would not result in direct impact to the amenity of neighbouring occupiers.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account. Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, and policies DH1 and DH2 of the Hampstead

Neighbourhood Plan. The proposed development also accords with the policies of the London Plan 2016 and 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).

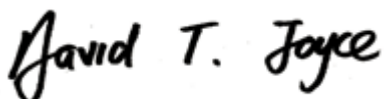
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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