

Application ref: 2019/0120/P  
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Date: 8 March 2019

**Development Management**  
Regeneration and Planning  
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Alex Nacu Architects  
107 West End Lane  
London  
NW6 4SY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**6 Wildwood Grove**  
**London**  
**NW3 7HU**

Proposal: Erection of replacement rear extension and reprovision of terrace and external staircase; alterations to rear fenestration

Drawing Nos: 10; 201; 120; 110; 302; 301; 202; 111; 101; 212 (Rev B); 211; 312; 311;  
Design & Access Statement

The Council has considered your application and decided to grant permission subject to the following conditions:

#### Conditions and Reasons:

- 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:  
10; 201; 120; 110; 302; 301; 202; 111; 101; 212 (Rev A); 211; 312; 311;  
Design & Access Statement

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

Informatives:

- 1 Reasons for granting permission.

The single storey rear / side extension would replace an existing extension of the same footprint. It would reprovide the first floor terrace above and extend it over an area that is currently a glazed roof.

Whilst extensions of this scale relative to the size of the host property are not typically supported, especially in conservation areas, it is considered acceptable in this instance given the existing extension and the pattern of rear development across the wider building group which consists of several extensions of a similar form and scale. The extension would not reduce the existing garden space at ground floor level and would increase the amenity space at first floor level. The extension would be finished in white painted brickwork and comprise double glazed timber doors, which is an acceptable use of materials for the location on the building, and corresponds with that of neighbouring extensions. The external black metal staircase would be re-provided albeit slightly larger.

It is proposed to convert the existing rear first floor window into a door to access the enlarged terrace. Two other properties on Wildwood Grove have carried out the same alteration. The door would be timber with glazing bars to correspond with the style of windows elsewhere on the property. The alteration is considered acceptable.

The new door, staircase and terrace balustrade would be visible from Hampstead Way; however, given the visibility of the existing situation and other similar features along the terrace, this would not appear incongruous or harmful to the building group and wider conservation area.

The proposal is considered to preserve the character and appearance of the conservation area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

There is significant mutual overlooking across the building group as several of the properties, including the adjoining occupier at no. 7 which has a terrace above their existing ground floor rear extensions. The enlarged terrace would not materially increase the views possible to the rear first floor window of no.5 and given the existing terrace, there would be no change to the amenity of no.7

One objection has been received prior to making this decision which has been duly addressed in an associated consultation summary. The planning history of

the site has been taken into account when coming to this decision.

As such, the proposed development 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 London Plan 2016 and the National Planning Policy Framework.

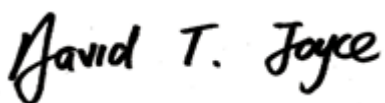
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

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 2019.

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