

Application ref: 2019/2897/P
Contact: Mark Chan
Tel: 020 7974
Date: 17 September 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

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Pardon Chambers Architects
The Brew
Eagle House
163 City Road
london
EC1V 1NR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**64 Woodsome Road
London
NW5 1RZ**

Proposal:

Demolition of single storey rear extension, erection of a single storey rear and side (wrap around) extension and alterations to front fenestrations and door.

Drawing Nos: 1904WOOD_1230 Rev A, 1904WOOD_1023, 1904WOOD_SK06, 1904WOOD_1240, 1904WOOD_1000, 1904WOOD_1320, 1904WOOD_1101, 1904WOOD_1210, 1904WOOD_1024, 1904WOOD_1021, 1904WOOD_1032, 1904WOOD_1100 Rev A, 1904WOOD_1011, 1904WOOD_1010 and 1904WOOD_1005

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 policies 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:

Drawing Nos: 1904WOOD_1230 Rev A, 1904WOOD_1023, 1904WOOD_SK06, 1904WOOD_1240, 1904WOOD_1000, 1904WOOD_1320, 1904WOOD_1101, 1904WOOD_1210, 1904WOOD_1024, 1904WOOD_1021, 1904WOOD_1032, 1904WOOD_1100 Rev A, 1904WOOD_1011, 1904WOOD_1010 and 1904WOOD_1005 (Last received 13/08/2019)

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

Informative(s):

- 1 Reasons for granting permission:

The application site contains a three-storey, end of terrace dwellinghouse located in the Dartmouth Park Conservation area. The proposal includes the demolition of the existing single storey rear extension, erection of a new single storey rear and side (wrap around) extension and alterations to front fenestrations and door.

The new wrap around extension will have a flat glass roof, a rear brick façade and a dark grey ppc Aluminium doors. Given its design, materials, location at the rear of property and the prevalence of similar extensions along the row of terrace, it is considered the extension would be in keeping with the character and appearance of the host property and wider Conservation area.

The applicant is also seeking to install a new timber sash window to replace the existing door which is set back and obscured by the front garden gate, replace solid panels on the main entrance door with glass panels and install a new single-panel glass transom light and install new front timber sash windows which would match the colour and details of the existing. Given that the alterations are small-scaled, very similar to the existing and the glass panelled door and transom light would match that at No. 62 Woodsome Road, it is considered the character and appearance of the host property and wider Conservation area would not be adversely impacted.

The proposed development would not result in additional overlooking of neighbouring residential properties or cause other harmful amenity impacts. As both adjoining properties have already extended up to the boundary and the extensions are of similar depth and height, there would not be any observable impact on amenities in terms of loss of light/sunlight.

The Local CAAC has commented that wooden folding doors and the sloping slate roof are preferred. However, as the proposed extension is of contemporary design, it is considered wooden folding doors and sloping slate roof would not be in keeping with the general contemporary design of the extension. It is also observed that a similarly-designed extension is installed at No. 68 Woodsome Road.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were 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 Planning (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, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF 2019.

- 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 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these

hours.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer