

Application ref: 2019/5671/P  
Contact: Thomas Sild  
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Date: 20 February 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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31/44 Architects  
6 Osborn Street  
London  
E1 6TD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**1 Wildwood Terrace  
London  
NW3 7HT**

Proposal:

Erection of rear extensions at lower ground, ground and first floor levels; Installation of replacement windows to front and rear elevations and addition of 2 side facing windows; installation of 8 rooflights to main roof and replacement of 1 existing rooflight; installation of sliding door to lightwell below entrance steps; alterations within front lightwell including removal of tiered levels and addition of timber screen

Drawing Nos: 001; 002; 003; 004; 005; 006; 007; 008; 009; 010; 011; 012; 102 A; 103 A; 104 A; 105 A; 106 A; 107 A; 107 A; 108 A; 109 A; 112 D; 113 A; 200; 19-932-PP  
Arboricultural Impact Assessment and Method Statement - Canopy Consultancy (October 2019); Construction Management Plan (Sep 2019)

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 001; 002; 003; 004; 005; 006; 007; 008; 009; 010; 011; 012; 102 A; 103 A; 104 A; 105 A; 106 A; 107 A; 107 A; 108 A; 109 A; 112 D; 113 A; 200; 19-932-PP

Reason:

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

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site as required).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan.

- 4 The proposed rooflights hereby approved shall be conservation type only, being flush to the roofslope.

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 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan.

- 5 The proposed side facing windows shall be installed with obscure glazing and fixed shut below a height of 1.7m from finished floor level. The windows shall be retained as such permanently thereafter.

Reason: In order to prevent overlooking into adjacent properties in accordance with policy A1 of the Camden Local Plan 2017.

- 6 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:

i. a detailed scheme of maintenance

- ii. sections at a scale of 1:20 with manufacturers details
- iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, CC4, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

#### 1 Reasons for granting permission

The proposed additional side windows would be traditionally detailed timber sash windows which would appear as acceptable additions to the building subject to a suitable depth of window reveal in keeping with the original windows of the house. Further detailed section drawings would be secured by planning condition.

The proposed lower ground floor level rear infill extension would be small scale and have little visibility.

The rear closet wing has previously been extended upwards and an original rear window altered as such there is no longer symmetry along the rear of the remaining terrace. The proposed modest scale enlargement by 1m depth and 0.7m height would on balance be acceptable in this context. There is potential for use of a contemporary, non-traditional material here subject to further assessment and details. Details including samples of all external facing materials will also be secured by planning condition.

Rooflights on the right hand/inside roof slope (facing) would have no visibility to surroundings. The three rooflights on the left hand/outside roof slope would be small scale and would not significantly harm the appearance of the building provided they are 'conservation' type, being flush to the roof slope. This type of roof light would be secured by condition.

In terms of amenity impact, the side flank of the host building sits approximately 10m from the residential development opposite. The proposed side windows would be obscure glazed and fixed shut below a finished floor level of 1.7m and therefore not provide additional opportunities for overlooking to neighbours. The requirement for obscure glazing and restricted opening would be secured by condition. The rear infill extension would project to a depth of 1m at lower ground floor only. This siting and scale would not result in significant impact to amenity of the adjoining neighbour. The enlarged closet wing would be separated from no. 2 by a distance of 3m and the modest increase in depth and height would not result in significant amenity impact to this neighbour.

A tree survey has been provided and identified one tree external to the site at a distance of approximately 4m from the proposed extension. No works to the tree are proposed and given the siting of the existing boundary wall, further tree protection measures are not necessary and impact on the tree's root protection area from the development is considered to be negligible.

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, A3, D1 and D2 of the Camden Local Plan 2017, and policies DH1, DH2 and NE2 of the Hampstead Neighbourhood Plan. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 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 centered on a light grey rectangular background.

Daniel Pope  
Chief Planning Officer