

Application ref: 2020/1754/P
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Date: 5 October 2020

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk
www.camden.gov.uk/planning

Alexander Martin Architects Limited
22-24 Kingsford Street
London
NW5 4JT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
8 Well Road
London
NW3 1LH

Proposal:

Remodel the existing wrap around rear extension, erection of lower ground floor single storey rear extension, replace the existing boiler room with a WC, infill area under the front entrance steps and create a shower room, new french doors to replace side lower ground floor window and insert juliet balcony at raised ground floor level to the rear elevation
Drawing Nos: 199-EX-001, 199-EX-100, 199-EX-101, 199-EX-102, 199-EX-103, 199-EX-200, 199-EX-201, 199-EX-300, 199-AP-100 Rev A, 199-AP-101, 199-AP-102, 199-AP-103, 199-AP-200 Rev A, 199-AP-201, 199-AP-300, Design & Access Statement, 199 Construction Traffic Management Plan Rev A September 2020.

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: 199-EX-001, 199-EX-100, 199-EX-101, 199-EX-102, 199-EX-103, 199-EX-200, 199-EX-201, 199-EX-300, 199-AP-100 Rev A, 199-AP-101, 199-AP-102, 199-AP-103, 199-AP-200 Rev A, 199-AP-201, 199-AP-300, Design & Access Statement, 199 Construction Traffic Management Plan Rev A September 2020.

Reason:

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

- 4 Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy D1 and D2 if in CA of the London Borough of Camden Local Plan 2017.

- 5 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 before the relevant part of the work is begun:

a) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.

b) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 6 The proposed development construction should be carried out in accordance with the Construction Traffic Management Plan document.

Reason: To ensure that the use of the premises does not add to parking pressures in surrounding streets which would be contrary to policy T2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

Remodel the existing wrap around rear extension, erection of lower ground floor single storey rear extension

The existing wrap around extension is considered out of character with the architectural and historic character of the host building and the surrounding conservation area; its replacement with a more sympathetic structure such as the proposed is considered acceptable. The extension results in the loss of the bay at lower ground floor level; as the loss is only at this level, the distinct bay is still appreciable at upper ground level. The new extension is also set back at a significant distance from the return, allowing it to retain prominence within the rear elevation. The proposed red brick and multiple panes glazed doors and corner window respond well to the architectural language of the host building and the wider conservation area.

Replace the existing boiler room with a WC, infill area under the front entrance steps and create a shower room, new french doors to replace side lower ground floor window

The rebuilding of the boiler room in red brick with a traditional timber sash window and the conversion of the storage area under the front steps to create a shower room with the addition of another traditional window would be considered acceptable. The plans also involve the creation of new french doors to replace a side window within the lower ground floor next to the boiler room by lowering the sill level and adding the new doors within the existing space. It also appears that the brickwork underneath this window is different to the existing therefore suggesting there was originally a door here therefore this change would be considered acceptable. The existing door on the lower ground floor side elevation would be removed and bricked up.

The use of red brick, roof tiles, lead, painted timber framed windows, painted timber framed glazed doors, painted metal framed glazed door, painted metal framed glazed window, painted black railings, painted timber boarding and case concrete would all be considered appropriate and acceptable for use within this proposal.

Install juliette balcony at raised ground floor level to the rear elevation

The installation of the juliette balcony at the raised ground floor level would not harm the fenestration pattern on the rear elevation of the building and would be considered acceptable. It is noted that neighbouring properties Nos.10 and 11 both have juliette balconies at the same level approved (in 2006/4823/P and 2009/0409/P).

Impact on neighbours

The subject site shares a boundary with both Nos.6 (east-side) and 7 Well Road (west-side).

The subject dwelling is attached to No.6 Well Road. Both properties have single storey wrap around extensions. The proposed single storey rear

extension would project 3m from the rear elevation wall and would have a flat roof with a reduced height of 2.8m, given the modest depth and reduced height it is not considered the proposed extension would have a detrimental impact on the amenities of No.6 well road in regards to loss of light, overbearing, overshadowing or privacy impacts.

No.7 Well Road is set over 2.4m from the boundary with No.8 and No.8 is set over 2.3m away from their boundary and therefore creating over 5m distance between the side walls of both properties. Given this separation distance and the single storey nature of the extension it is not considered this extension or the side element would cause a detrimental impact upon the amenities of neighbouring properties in regards to loss of light, overbearing, overshadowing or privacy impacts.

2 Transport

It is noted that Well Road is a narrow residential street. Despite being a two way street, traffic must negotiate through a single lane on one side with parked cars occupying the other half of the road. However, the works proposed would be minor in scale and therefore would not generate a significant number of construction vehicle trips on a day to day basis and therefore a Construction management plan is not considered necessary.

A construction traffic management plan (CTMP) has been submitted with this application and has been amended in line with the councils transport officer, the report demonstrates how the aspects of construction will be tackled and is considered acceptable by the transport officer. A condition would be applied to this permission to carry out works in accordance with the CTMP document. No objections were received prior to making this decision. The planning history of the site was taken into account when coming to this decision.

Overall the changes would not harm the character and appearance of the host building, streetscene and Hampstead 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.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017. The proposal accords with the London Plan 2016 and the NPPF 2019 and with policies DH1 (Design) and DH2 (Heritage) of the Hampstead Neighbourhood Plan.

- 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 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.

- 5 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.
- 6 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)

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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



Daniel Pope
Director of Economy, Regeneration and Investment