

Application ref: 2021/3932/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Native North  
Uni 12a, 5 Durham Yard  
Teesdale Street  
London  
E2 6QF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flats A & B**  
**15 Wilmot Place**  
**London**  
**NW1 9JP**

Proposal:

Conversion of the 2 x residential flats into one single family dwellinghouse. Erection of a single storey rear extension with roof glazing. 1 x new and 1 x replacement window to the rear elevation. New low level boundary wall to front elevation and repositioned timber garden gate to Rochester Place.

Drawing Nos: 300-01-Rev03, 360-01-Rev03, 120-02-Rev01, 200-01-Rev03, 100-01-Rev02, 120-01-Rev01, Tree Report dated 10/08/2021, SD1.1000\_UgD, plant list economy roof, GreenRoof\_Datasheets.

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 and policy 2 of the Kentish Town Neighbourhood Plan 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 300-01-Rev03, 360-01-Rev03, 120-02-Rev01, 200-01-Rev03, 100-01-Rev02, 120-01-Rev01, Tree Report dated 10/08/2021, SD1.1000\_UgD, plant list economy roof, GreenRoof\_Datasheets.

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

- 4 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved Tree Protection Plan. The protection shall then remain in place for the duration of works on site and works should be undertaken in line with the approved arboricultural method statement, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The living roof shall be fully provided in accordance with the details hereby approved and 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 proposal would amalgamate two flats, resulting in the loss of one unit. Part (c) of policy H3 resists the loss of two or more homes. Only one unit would be lost in order to make a larger family home and it is therefore compliant with policy. No residential floorspace would be lost overall.

The building currently comprises two modest brick rear extensions. It is noted

there is an extant permission for a full width extension that retains the depth established by the existing rear structures, effectively infilling the middle area.

The new extension would replace the existing extensions, with the northeast part following the same depth before projecting out further into the garden and tapering towards the boundary wall. In elevation, the extension appears to be formed of two interlocking but distinct elements: a shallower pitched roof element with traditional French doors and a deeper flat roofed element with contemporary large pane glazing. This element would comprise a green roof. The parapet would be embellished with a contemporary soldier course detail. The extension would be built in a matching brickwork to the main house and use a combination of timber and metal framed windows.

The contrast in both character and form between the two elements is considered successful and helps to break up the bulk and massing. The maximum height of 4m is high for a single storey extension but would only be at a single point before sloping down to meet the height of the existing extension. Furthermore, the height avoids crowding or concealing the first-floor windows above.

The rear extensions in the surrounding area are of varying scale and form with some properties comprising extensions deeper than the proposed but part-width. Whilst the extension would, in overall massing terms, be large relative to neighbouring examples, the carefully considered form and design overcomes the appearance of excessive bulk and massing and allows for a complementary relationship with both the building and the garden. A good proportion of garden space would be retained.

A new double glazed timber sliding sash would be installed at second floor level which would align with the window position of the window below and match the style of the other second floor rear window. At first floor level, an insensitively altered first floor window of irregular proportion would be replaced with a double-glazed timber sliding sash to match the original design. The alterations would be an overall improvement to the rear elevation as viewed from Rochester Place.

On the side elevation, two existing openings on the boundary with Rochester Place would be infilled and a new timber garden gate access created in a contemporary style. These alterations are acceptable and would avoid a detrimental impact on how the property is perceived from the outside.

The depth of the proposed rear extension along the boundary with no.11 would remain the same. There are no neighbouring properties to the southeast where the depth would be increasing. It is therefore considered there would be no adverse impact on the outlook or daylight/sunlight of neighbouring properties.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.

Policies D1 and CC2 of the Local Plan encourage sustainable urban drainage

systems, green roofs and walls and high quality hard and soft landscaping. The green roof is welcomed and will help improve the drainage qualities of the site.

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There are two trees in the rear garden that have a TPO designation and are therefore afforded enhanced protection. The Council's Tree Officer has reviewed the submitted Tree Report and confirms that the proposed extension would have no detrimental impact on the trees and their future health following the methodologies recommended in the report. A condition is attached to secure the protection of the trees during the course of the construction works.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were considered when coming to this decision.

As such, the proposed development is in general accordance with policies H3, A2, A3, CC2, A1, G1, CC1, CC3, CC4, D2 and D1 of the Camden Local Plan 2017 and policy 2 of the Kentish Town Neighbourhood Forum. The proposed development also accords with The London Plan 2021, and the National Planning Policy Framework 2021.

- 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, 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.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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 2021.

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 'DP', is positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer