

Application ref: 2021/6124/P
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Date: 22 April 2022

Development Management
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Citizen Architects
6 Poets Road
London
N5 2SL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

1 Wildwood Terrace
London
NW3 7HT

Proposal: Variation to condition 2 (approved plans) and removal of condition 6 (relating to green roof) of Householder Consent ref: 2019/5671/P dated 20/02/2020 for; "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", namely; addition of floor area (front and rear) at LGF level. Changes to the Elevations (front and rear). Changes to Roof lights. Changes to lower roofing materials. Changes to services at roof level including pv panels. Adding Electric Vehicle charging point at Ground Floor level; and, removal of green roof.

Drawing Nos: Site Location Plan PL001, X01A, X02A, X03A, X04A, X05A, X08A, X10A, X11A, X12A, X13A, P01B, P02B, P03A, P04A, P05B, P08B, P10A, P11A, P12A, P13A. Approved Plans (2019/5671/P): 102A, 103A, 104A, 105A, 106A, 107A, 108A, 109A, 110A, 111A, 112D, 113A, 200. Design and Access Statement (Citizen Architects Nov 2021).

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 the original planning permission ref 2019/5671/P dated 20/02/2020.

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:

Site Location Plan PL001, X01A, X02A, X03A, X04A, X05A, X08A, X10A, X11A, X12A, X13A, P01B, P02B, P03A, P04A, P05B, P08B, P10A, P11A, P12A, P13A. Design and Access Statement (Citizen Architects Nov 2021).

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.

Informative(s):

1 Reasons for granting permission:

The current application seeks to vary condition 2 (approved plans) of the application reference 2019/5671/P to enable a series of minor alterations including; the addition of floor area to front and rear at lower ground floor level along with changes to the elevations at front and rear. Also; changes to roof lights and to lower roofing materials. The variation also includes changes to services at roof level including the installation of photovoltaic panels; and, adding an Electric Vehicle charging point at ground floor level.

The variation also includes removal of the previously approved green roofs from the rear flat roofs at ground and second floor level; which in turn requires the removal of the associated condition 6 (requiring details of living roofs) of 2019/5671/P. This alteration is considered acceptable in this case as the host property retains sufficient garden space in order to enable wild life corridors and promote biodiversity across the site.

To the front at lower ground floor, some additional excavation of the existing light well to a depth of no more than 600mm is proposed, along with provision of a small amount additional mass at ground floor hidden by a planter box. Additionally a new pier is proposed to house an electric vehicle charging point; this shall be rendered to match the existing pier opposite.

To the side at roof level, approved roof lights are re-positioned within the roof slope and an array of PV panels is proposed to be installed in a central position.

To the rear an existing window at second floor level is retained. At first floor, an existing window shall be shortened rather than lost entirely to accommodate the approved extension to the closet wing. At upper ground floor, a rear window to the closet wing shall be repositioned to align with the sill of the other rear ground floor window. At lower ground floor, the approved extension shall be re-configured along with alteration to the fenestration; this variation shall sit within the footprint of the approved scheme.

Both the Hampstead CAAC and Hampstead Neighbourhood Forum have been consulted on the scheme and raised no objections to the proposal.

The minor scale of the proposed changes would also ensure no harm is caused to neighbouring amenity in terms of loss of light, outlook or privacy. Council Conservation and Transport Officers were consulted on this variation and raised no objections.

The full impact of the proposed scheme has already been assessed by virtue of the previous permission 2019/5671/P dated 20/02/2020. In the context of the approved scheme, the proposed variation considered to be minor and would not raise any new issues or alter the substance of the approved scheme. Therefore, the proposals constitute a minor material amendment to the

approved development.

No objections were received as a result of statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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.

As such, the proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017 and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework.

- 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 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) 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.

- 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 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3

year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer