

Application ref: 2021/6013/P
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Date: 27 April 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Dust architecture
4-7 Vine Yard
London
SE1 1QL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**7 Well Road
London
NW3 1LH**

Proposal:

Demolition of the first floor extension to the rear bay window and restoration of the bay with new railings; erection of 2 rear and side extensions to the lower ground floor; replacement of existing rooflights, replacement of windows with timber double glazed windows; and various associated alterations

Drawing Nos: A-321-WEL-000_P, A-321-WEL-010_P, A-321-WEL-011_P, A-321-WEL-012_P, A-321-WEL-013_P, A-321-WEL-014_P, A-321-WEL-015_P, A-321-WEL-020_P, A-321-WEL-021_P, A-321-WEL-022_P, A-321-WEL-023_P, A-321-WEL-030_P, A-321-WEL-031_P, A-321-WEL-032_P, A-321-WEL-033_P (all revision P2)

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- A-321-WEL-000_P, A-321-WEL-010_P, A-321-WEL-011_P, A-321-WEL-012_P, A-321-WEL-013_P, A-321-WEL-014_P, A-321-WEL-015_P, A-321-WEL-020_P, A-321-WEL-021_P, A-321-WEL-022_P, A-321-WEL-023_P, A-321-WEL-030_P, A-321-WEL-031_P, A-321-WEL-032_P, A-321-WEL-033_P (all revision P2)

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

- 3 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.

Informative(s):

- 1 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).
- 2 Reasons for granting permission.

The proposed development proposes to restore original bay to the rear of the property by removing a non-original 1st floor extension. This will enhance the building's original features and will be restored to match the existing exterior.

The timber shed at the side will be replaced by a narrow side extension in brick to match the exterior. The side extension will measure 5.7m by 1.2m in size and 3.1m in height, with an external area of approximately 6.84m. Although tall, it matches the height of the new rear extension and, being set back and at a sunken lower ground level, will be barely visible from the street. The extension is closer to the house's side wall than the timber shed which means it will be less visible from the street and will increase the gap between the neighbouring property. This is considered acceptable.

The rear extension will be 4.4m by 4.6m in size and 3.1 in height (to the top of the fascia). The extension matches the depth and infill location of the extension at the neighbouring property at 6 Well Road. The design has a very simple contemporary style with stone fascia and frameless glazing. Its size and form is subordinate to the main house; its contrasting modern design is of a high standard and considered acceptable in this rear garden context.

This proposal will alter many of the windows at this property. Unsympathetic

UPVC and Aluminium windows on the front and rear upper floors will be removed. New windows will be traditional style double glazed timber frames throughout the property creating a uniform appearance. New and altered rooflights will be flush and frameless conservation-style. Alterations of the windows are considered acceptable as they will create a more uniform façade and will enhance the building's appearance.

The balconies at this property will be retained. The plans were revised to change the rear balustrades to a traditional design with metal railings to be more sympathetic to the main house.

The proposal is considered to preserve the character and appearance of the host building, streetscene and 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 the rear extension has the same depth as the neighbouring property's one and as the side extension has minimal width, they will not result in any loss of outlook or daylight/sunlight. The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

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

- 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, 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 (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.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer