

Application ref: 2021/6269/P  
Contact: Fergus Wong  
Tel: 020 7974 2968  
Email: [Fergus.Wong@camden.gov.uk](mailto:Fergus.Wong@camden.gov.uk)  
Date: 1 June 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Southstudio Architects  
The Busworks, United House  
London  
UK

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**7 Wildwood Grove  
London  
NW3 7HU**

Proposal:

Replacement of existing infill conservatory with infill extension, insertion of 3 rooflights to roof and 1 rooflight to closet wing roof, replacement of rear boundary wall, replacement of rear fenestration.

Drawing Nos: 100 Rev. P01; 101 Rev. P01; 103 Rev. D01; 110 Rev. P01; 111 Rev. P01; 112 Rev. P01; 114 Rev. P01; 115 Rev. P01; 200 Rev. D04; 201 Rev. P01; 202 Rev. P01; 210 Rev. P01; 211 Rev. P01; 212 Rev. P01; Design and Access Statement dated December 2021; Location Plan; Block Plan

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:  
100 Rev. P01; 101 Rev. P01; 103 Rev. D01; 110 Rev. P01; 111 Rev. P01; 112 Rev. P01; 114 Rev. P01; 115 Rev. P01; 200 Rev. D04; 201 Rev. P01; 202 Rev. P01; 210 Rev. P01; 211 Rev. P01; 212 Rev. P01; Design and Access Statement dated December 2021; Location Plan; Block Plan

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The flat roof of the infill extension hereby permitted shall at no time be used as a terrace or amenity space of any kind, and shall not be used other than for essential maintenance or repair, or escape in case of emergency.

Reason: To prevent undue overlooking of the adjoining property in accordance with policy A1 of the Camden Local Plan 2017.

- 5 Sound bricks shall be reclaimed from the existing boundary wall and reused in the rebuilt wall.

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.

- 6 Before the construction of the rear boundary wall is begun, a sample panel of the brickwork shall be provided on site. The panel shall demonstrate the brick, bond, mortar and joint detail. The details shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall then 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.

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The proposal is acceptable in design terms. The application site has been extended to the rear with a conservatory infilling the side return, with a glazed roof. The proposed side infill extension is 0.6m deeper than the current conservatory, and would be in line with the depth of the infill extension at adjoining property no. 8 (approved in February 2018 under reference

2017/6386/P). It is to be formed of brick and rendered to match the existing closet wing, and have a glazed roof, which would be viewed as a traditional and subservient addition to the host property. The use of aluminium fenestration to the extension is considered acceptable considering its siting to the rear ground floor and being within a non-original extension.

The rear boundary wall to the application site is set back approximately 350mm compared to those of the adjoining properties. It is proposed to demolish and rebuild this boundary wall set further towards Hampstead Way, in line with the adjoining rear walls. Similar works have been approved at no. 8. This alteration would be minor in scope, and would not cause harm to the character or appearance of the conservation area. A condition is proposed to be added to the decision to ensure that the brickwork matches the original in terms of materials, brick bond, and mortar, and that salvageable bricks are re-used from the existing wall. A timber door is proposed to be reinstated on a like-for-like basis.

The two new rooflights atop the main butterfly roof and one atop the existing closet wing roof would not be visible from street level and public views, and would not have any negative impact on the appearance of the property and wider conservation area.

The infill extension would be of the same height as the infill extension at no. 8, as a result there would be no loss of amenity in terms of loss of light or sense of enclosure. Owing to their oblique angle, the new rooflights would not result in any loss of privacy. The existing first floor rear terrace is proposed to be extended slightly by approximately 0.2m, which would not have any material impact on the residential amenity currently enjoyed by neighbouring residents.

The shrub growing on the rear boundary wall is cotoneaster, and its removal in association with the works to the rear boundary wall would not require permission from the Council.

Objections were received from neighbouring residents, raising that the drawings were not viewable on the Council's website. The proposal was re-consulted upon with the display of a new site and press notice, and no further objections or other comments were received. 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 accordance with policies A1, D1 and D2 of the Camden Local Plan. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

- 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, 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](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



Daniel Pope  
Chief Planning Officer