

Application ref: 2022/2286/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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DF\_DC architects  
42 Theobalds Rd  
London  
WC1X 8NW

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**12 Quickswood**  
**London**  
**NW3 3SE**

Proposal: Erection of additional storey at second floor level, ground floor glazed conservatory extension to rear, and replacement of all uPVC windows with aluminium windows to dwelling house (Class C3).

Drawing Nos: Design and Access Statement 2022.05; Alitherm Series Data Sheet (IMSALS.201504); (179-(00))000 P1, 001 P1, 100 P1, 101 P1, 102 P1, 201 P1, 202 P1, 250 P1, (179-(01))100 P1, 101 P1, 102 P1, 103 P2, 201 P1, 250 P1, 252 P1.

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 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: Design and Access Statement 2022.05; Alitherm Series Data Sheet (IMSALS.201504); (179-(00))000 P1, 001 P1, 100 P1, 101 P1, 102 P1, 201 P1, 202 P1, 250 P1, (179-(01))100 P1, 101 P1, 102 P1, 103 P2, 201 P1, 250 P1, 252 P1

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

#### Informative(s):

##### 1 Reasons for granting permission

The proposal includes the additional storey at roof level previously approved under the extant permission ref: 2022/0434/P as it has not yet been implemented. Permission is sought as part of the current application, but the previous consent forms a material consideration of significant weight.

Due to the existing first floor infill extension and the extant permission for the additional storey, potential for any further extensions is limited. The proposed extension would form a subordinate glazed addition to the rear ground floor. Due to its location within the enclosed courtyard garden, adjacent to an existing boundary wall, it would have limited visibility from the neighbouring properties and surrounding area.

The alterations to the windows are proposed to all windows of the original building and the approved additional storey, which is considered a consistent approach and would result in uniformity to the elevations. The proposed alteration from upvc frames to aluminium frames would be sympathetic to the character of the mid-20th century building. While not proposed as traditional materials, they would match the existing in terms of type, glazing patterns, and detailing, within the same openings and would be a more robust material than existing. The replacements would be similar in appearance to the existing, which would not be harmful to the host building or the wider area.

The extension would have no impact on the amenity of neighbours as there are no neighbouring windows facing the courtyard garden. The replacement windows would match the overall size of the existing window openings. As a result, they would not impact the amenity of neighbours, in terms of light spill or outlook, to any greater extent than the existing arrangement.

No objections were received prior to making this decision. The site's planning history was considered in the determination of this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017. The proposed

development also accords with the London Plan 2021 and the 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 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.

- 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.

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