

Application ref: 2022/2877/P
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Date: 4 October 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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planning@camden.gov.uk
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WEA Planning
14 Windermere Rd
2nd Floor
Islington
London
N19 5SG
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
32 Willoughby Road
London
Camden
NW3 1RU

Proposal:

Demolition of existing two storey outrigger and replacement with part one, part two storey rear extension; provision of cycle store, two side windows and rear roof light

Drawing Nos: 2104-01_PL_000, 2104-01_PL_001 (Rev E), 2104-01_PL_002 (Rev F), 2104-01_PL_003 (Rev E), 2104-01_PL_004 (Rev D), 2104-01_PL_005 (Rev E), 2104-01_PL_010 (Rev A), 2104-01_PL_101 (Rev B), 2104-01_PL_102 (Rev A), 2104-01_PL_103 (Rev A), 2104-01_PL_104 (Rev B), 2104-01_PL_105 (Rev B), 2104-01_PL_110 (Rev B), 2104-01_PL_111 (Rev A), Structural Stability Report (J209-RP-001), Planning, Design and Access Statement (July 2022) and Design Report (14/06/2022)

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 2104-01_PL_000, 2104-01_PL_001 (Rev E), 2104-01_PL_002 (Rev F), 2104-01_PL_003 (Rev E), 2104-01_PL_004 (Rev D), 2104-01_PL_005 (Rev E), 2104-01_PL_010 (Rev A), 2104-01_PL_101 (Rev B), 2104-01_PL_102 (Rev A), 2104-01_PL_103 (Rev A), 2104-01_PL_104 (Rev B), 2104-01_PL_105 (Rev B), 2104-01_PL_110 (Rev B), 2104-01_PL_111 (Rev A), Structural Stability Report (J209-RP-001), Planning, Design and Access Statement (July 2022) and Design Report (14/06/2022)

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 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

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 proposal replaces the existing outrigger with a new one of an extended width of 3.5m. The scale and design still retains a stepped nature of the original structure and therefore keeps an acceptable level of subordination, preserving the character of the site and therefore conservation area.

At ground floor level there is a single storey element infilling the area between the outrigger and boundary wall. This is considered acceptable as it cannot be seen in any direct views and still retains a rear building line consistent with the wider building group.

The flat roof style has been retained, reducing the bulk and also highlighting the chimney as a positive feature. The roof lights on the roof of the outrigger and the original house are small and sympathetic. The roof light on the original house has been confirmed to be a Conservation roof light which is supported.

The cycle store will be situated in the existing side alley between no.32 and no.34 and would be sufficiently set back from the front elevation and small in scale. This means the appearance of separation from no.34 will be retained and therefore the impact will be minimised.

In terms of the fenestration and window details the ground floor contains aluminium sliding doors with weathered steel on the rear extension. Large glazed panes here are acceptable as it is a less visible part of the property but the design also retains a good level of brickwork. On the first floor, where the development is more visible, the material palette is more traditional with timber frames, sympathetic levels of glazing and rebuilding of the original chimney.

In relation to amenity, the outrigger is not extending any further in depth and is set away from the boundary of no. 34 by 2.4m. This means for both no.30 and no.34, issues relating to outlook, increased sense of enclosure and the new windows on the first floor reflect the existing arrangement and therefore the amenity impact is minimised and the new side windows are confirmed to be obscure glazed. After conducting a 45 degree test for the outrigger, which it passed, issues relating to loss of daylight or sunlight are also not considered significant.

The development is considered to preserve the character and appearance of the 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.

No objections have been received prior to making this decision, the Hampstead CAAC have raised no objection to the proposal. 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:

<https://www.gov.uk/appeal-householder-planning-decision>.

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