

Application ref: 2021/4196/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Email: Jaspreet.Chana@camden.gov.uk
Date: 7 October 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

Frederik Herweijer
26 Princess Road
Primrose Hill
London
NW1 8JL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

Flat A
14 Wilmot Place
London
NW1 9JP

Proposal: Erection of single storey rear extension and associated works (Retrospective)

Drawing Nos: Site location plan, 2021-00-01, 2021-01-01, 2021-00-02, 2021-00-04, 2021-01-02, 2021-01-04, 2021-01-03, 2021-01-05, Design & Access Statement.

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 shall be carried out in accordance with the following approved plans: Site location plan, 2021-00-01, 2021-01-01, 2021-00-02, 2021-00-04, 2021-01-02, 2021-01-04, 2021-01-03, 2021-01-05, Design & Access Statement.

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

Informative(s):

1 Reasons for granting permission:

The existing rear elevation has two rear extensions which project from the rear elevation. The proposed works are to join these to extensions with infilling the central section and then extending the north-east side elevation to create a better flat layout.

During the course of the application the applicants chose to construct the extension, a site visit was conducted and officers can confirm that the extension has been built as per the plans submitted. The extension has a flat roof with two rooflights, constructed of yellow brick to match the existing and rear bi-fold aluminium doors. The rear patio area has also been altered with new stone slabs and a new rear raised garden has been constructed with new rear and side fences, these would be considered to be acceptable.

Given the modest scale and siting to the rear elevation away from public views, the development is considered acceptable in terms of its compatibility to the design of the original building. The extensions design, size, scale and materials are considered acceptable and would be in accordance with the character and appearance of the existing dwelling and the surrounding conservation area.

As the rear extension would be no deeper than the neighbouring rear single storey extension it is not considered the extension would result in any significant loss of residential amenity to the neighbouring properties from loss of light, overlooking or be overbearing impacts.

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.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Therefore, it is considered that the proposed extensions would not significantly detract from the character and appearance of the subject dwelling or the surrounding area. The proposal would be in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017, as well as the London Plan 2021 and NPPF 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) 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



Daniel Pope
Chief Planning Officer