

Application ref: 2022/4233/P
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Date: 3 February 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Rodic Davidson Architects
1 Pied Bull Yard
London
WC1A 2AE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
1 Trinity Close
Willoughby Road
London
NW3 1SD

Proposal:

External alterations including enlargement of the existing first floor extension to the rear (west) elevation, erection of an additional first floor lower level rear extension, erection of single storey side extension, installation of bin store in front courtyard, alterations to boundary wall, installation of 2 front roof lights and creation of new window openings on north and west elevations.

Drawing Nos: EX.01.100, EX.01.200 , EX.01.300 , EX.01.400, PL.01.100, PL.01.200, PL.01.300, PL.01.400, EX.02.100, EX.02.200 , EX.02.300 , EX.02.400, PL.02.100, PL.02.200, PL.02.300, PL.02.400, PL.02.500, EX.01.SLP

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: EX.01.100, EX.01.200 , EX.01.300 , EX.01.400, PL.01.100, PL.01.200, PL.01.300, PL.01.400, EX.02.100, EX.02.200 , EX.02.300 , EX.02.400, PL.02.100, PL.02.200, PL.02.300, PL.02.400, PL.02.500, EX.01.SLP

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.

Informative(s):

- 1 Reasons for granting permission.

In 2019, permission was granted for the enlargement of the existing first floor extension to the rear (west) elevation, the erection of an additional first floor lower level rear extension, the installation of an arched first floor window on the west elevation, along with a smaller bathroom window and a small dormer/rooflight, two rooflights on the front roof-slope and two more windows on the existing north elevation (ref 2019/3939/P). The current application seeks permission for these approved works as well as the erection of a single storey side extension to the south, re-landscaping of the raised flowerbed to the front, installation of a bin store, replacement of a existing boundary fence with a wall and minor alterations to the front elevation including new steps, front door and lowering of ground floor window cills.

The proposed alterations approved under permission ref 2019/3939/P remain unchanged as part of this current application and therefore, as with the previous approval, these alterations are considered acceptable and would not cause harm to the character and appearance of the host building and surrounding conservation area.

The overall, size and scale of the proposed side extension to southern elevation of the property is considered to represent a subordinate addition that would not cause harm to the original character of the host property, particularly as it would be finished in white render to match the main dwelling. Furthermore, its small scale and significant set back from Willoughby Road ensure it would only be seen in glimpses from the public realm and would not cause harm to the character of the surrounding conservation area as a result.

The proposed timber clad bin store is considered to represent a minor alteration that would not cause harm to the appearance of the site or the

surrounding area and would ensure bins can be stored away when not in use, which is an improvement on the existing situation at the site. Similarly, the alterations to the front elevation of the property are considered minor and would not cause harm to the appearance of the building.

Officers note that the site currently has 3 off-street parking spaces. Therefore, whilst the proposals seek to replace the existing raised flowerbed to the front of the site with a flat paved area, this would not lead to an increase in car parking spaces at the site with 3 showing as retained on the proposed plans.

The size, scale and location of the proposed alterations would not cause harm to neighbouring amenity in terms of loss of light, outlook or privacy.

No objections were received following statutory consultation. 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 general accordance with policies D1, D2, A1 and T2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the Hampstead Neighbourhood Plan 2018, 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) 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