

Application ref: 2022/5436/P  
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**Development Management**  
Regeneration and Planning  
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Studio EC  
11 Hawthorndene Close  
Bromley  
BR2 7DT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**25 Westbere Road  
London  
NW2 3SP**

Proposal:

Erection of ground floor rear extension and extension to associated rear patio  
Drawing Nos: P419.00; P419.01; P419.02; P419.11 and P419.12.

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:  
P419.00; P419.01; P419.02; P419.11; P419.12.

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 of the London Borough of Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 4 The entire flat roof of the single storey rear extension hereby approved shall not be used at any time as amenity space, and any access out onto this area shall be for maintenance purposes only.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The proposal will add a single storey rear extension beyond the original house and its side infill extension and will replace the existing small projecting store. It will project by 1.9m, match the width of the existing building, be somewhat lower than the side infill and have a flat rooflight. It is noted that similar extensions are not an uncommon feature within the terrace and the development would not appear out of character with the prevailing pattern of development. The extension is considered to be subordinate in relation to the host property, retain sufficient garden space and is constructed of brick with render to match the existing with aluminium fenestration which is acceptable. Given its lower level and siting to the rear, there would be no public views of the development.

The existing timber decking would also be modestly extended and sufficient soft landscaping would be retained within the garden.

Overall, the proposal is acceptable in terms of siting, scale and detailed design. It is considered that the proposal would preserve the character and appearance of the host property, terrace and wider area.

It is noted that the extension height would be largely screened by the existing 1.9m high boundary between the site and No.27 and that there was modest store projection with sloped roof of 2.4-3m high and 0.9m deep on this boundary. The additional 1m depth and minor increase in height with a flat roof is not considered harmful to their amenity and it would not project beyond the 45 degree angle recommended to maintain daylight to the neighbour's patio doors. It is considered that the development would not have a detrimental impact on either adjoining neighbour in terms of loss of light, outlook or privacy. A condition is attached restricting use of the flat roof as a terrace.

The site is located in a historically flooded street. However, given the minor increase in total footprint and its location at ground floor, it is not considered to raise additional flooding concerns.

No objections were received during the statutory consultation period. 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 CC3 of the Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with policies of 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 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:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name.

Daniel Pope  
Chief Planning Officer