

Planning - Development Control
Camden Council
Camden Town Hall
London
WC1H 8ND

Our ref: MM-6266

21 January 2026

Dear Sir/Madam

13 Wilmot Place, London, NW1 9JP
Application for Planning Permission

We write on behalf of the householder, Mr Simon Kilgour, to submit a planning application for alterations to improve the accommodation his home, at 13 Wilmot Place, London, NW1 9JP.

Accordingly, planning permission is sought for:

“Erection of rear extension and associated works.”

The following documents have been submitted online together with this covering letter (which incorporates the supporting planning statement):

- LB of Camden Online Householder Application Form and ownership certificates
- Site Location Plan ref: 138_11_000
- Design and Access Statement prepared by Studio Hatcham Architects LLP
- Arboricultural Survey & Impact Assessment (including Tree Survey, Tree Constraints Plan and Tree Protection Plan) prepared by Marcus Foster Arboricultural Design & Consultancy
- Application drawings prepared by Studio Hatcham Architects LLP, refs:

0138_11_001 - Existing Site Plan
0138_11_101 - Existing Ground Floor Plan
0138_11_102 - Existing 1F Plan
0138_11_103 - Existing 2F Plan
0138_11_104 - Existing Roof Level Plan
0138_11_201 - Existing Section A-A - House
0138_11_301 - Existing Front Elevation
0138_11_302 - Existing Rear Elevation
0138_11_303 - Existing Side (South) Elevation
0138_11_304 - Existing Side (North) Elevation



- 0138_31_001B - Proposed Site Plan
- 0138_31_101B - Proposed GF Plan
- 0138_31_102B - Proposed 1F Plan
- 0138_31_103B - Proposed 2F Plan
- 0138_31_104B - Proposed Roof Level Plan
- 0138_31_201B - Proposed Section A-A - House
- 0138_31_301B - Proposed Front Elevation
- 0138_31_302B - Proposed Rear Elevation
- 0138_31_303B - Proposed Side (South) Elevation
- 0138_31_304B - Proposed Side (North) Elevation

For clarification, the application has been submitted (and the application fee paid) via LBC's Online "Householder Planning Permission Service" (<https://planningservices.camden.gov.uk/camden-apply-for-planning-permission>).

Please note that a separate planning application has also been submitted for the erection of a new outbuilding in the rear garden to the property.

The Site

13 Wilmot Place comprises an unlisted (Class C3) semi-detached dwellinghouse, located to the South-East side of Wilmot Place, within the Rochester Conservation Area and the 'Kentish Town South' Ward. The property is within a highly accessible location (PTAL 6a) within short walking distance of Camden Road (Mildmay) Overground Station and Camden Town (Northern Line) Underground Station, as well as several bus stops.

The site is subject to the following designations identified on the London Borough of Camden Local Plan Policies Map:

Camden Local Plan Policies Map (2021)



In addition to the general protection of all trees by virtue of the site being within a conservation area, there is a tree preservation order TPO C328 in respect of a *Photinia x fraseri* "Red Robin" tree located to the front of the property (unaffected by the proposals).



Planning History

The online planning history records available on the London Borough of Camden (LBC) website reveals the vast majority of applications relate to works to trees. The two most recent approvals of works to trees in the rear garden are identified below, together with the only planning application identified.

Refence	Description of development	Decision
2023/1313/T	REAR GARDEN: 1 x Eucalyptus (T1) - Reduce and reshape to previous reduction points approx. 5m.	No Objection to Works to Tree(s)
2022/0377/T	REAR GARDEN: 1 x River Birch (T18) - Fell to ground level. 1 x Cabbage Palm (T19) - Fell to ground level. 1 x Robinia spp. (T21) - Fell to ground level	No Objection to Works to Tree(s)
PEX0000056	Alterations to a window at first floor level to create door and installation of railings around the flat roof of the rear addition in connection with its use as a roof terrace. As shown on drawing numbers: 003, 004, 005 and 006	Refused 2 May 2000

It is to be noted that the planning application for the creation of a roof terrace ref: PEX0000056 was refused planning permission because officers determined that *“The proposed terrae would be likely to result in unreasonable overlooking and loss of privacy to adjoining occupiers to the detriment of their amenities, and as such, would be contrary to Unitary Development Plan Policy EN27”* – with this then cited as the one reason for refusal.

Background to the proposals

The householder, Mr Kilgour, is looking to secure planning permission to upgrade the accommodation provided by his home.

Following a review with development consultants, Leufroy Limited and Studio Hatcham Architects, proposals have been developed to upgrade the existing house, with a limited single storey rear extension (subject of this application) and the erection of an outbuilding to the bottom of the rear garden to provide a gym and a home office (which is the subject of a separate planning application).

Relevant Planning Policy

Section 38(6) of the Planning and Compulsory Act 2004 states that: *‘If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.’*



For this site, the Development Plan Comprises the following:

- The London Plan 2021 (2021)
- Camden Local Plan (2017)

As regards material considerations, these include the National Government's National Planning Policy Framework (NPPF) and National Planning Practice Guidance, as well as any relevant Supplementary Planning Guidance and Documents (SPG and SPD) produced by LBC and the Mayor of London, as well as any other documents or matters deemed to be specifically relevant to the determination of each application.

The development plan policies of principal relevance to the proposals are summarised below.

The London Plan (2021)

As regards design, Policies D3 (Optimising site capacity through the design-led approach) and D4 (Delivering good design) set out design principles with respect to form and layout, experience and quality and character in order to deliver place-sensitive distinctive, conveniently located and safe, sustainable and accessible developments of high quality design which deliver appropriate outlook, privacy and amenity, and for design and access statement submitted with planning applications to clearly identify how development proposals accord with these principles.

The London Plan's strategic approach to heritage is provided by Policy HC1 (Heritage conservation and growth) requires development proposals affecting heritage assets and their settings to conserve their significance by being sympathetic to the asset's significance and appreciation within its surroundings. Alongside this, Policy HC3 (Strategic and Local Views) provides guidance on strategic and local views seen from publicly accessible and well-used locations.

As regards amenity considerations, Parts D(7) and (9) of Policy D3 (Optimising site capacity through the design-led approach) specifically identify that developments should deliver appropriate outlook, privacy and amenity and help prevent or mitigate the impacts of noise and poor air quality.

In respect of sustainability matters, G6 (Biodiversity and access to nature), G7 (Trees and woodlands), and SI4 (Managing Heat Risk) are relevant, as are policies SI12 (Flood Risk Management) and SI13 (Sustainable Drainage) in respect of flood risk.

Policy D12 is also relevant in requiring all development proposals to achieve the highest standards of fire safety.

Camden Local Plan

Camden's Local Plan was adopted in 2017. Although the Local Plan is in the process of review and the Proposed Submission Draft of the new Local Plan (April 2025) is a material consideration in the determination of planning applications, it can only be afforded limited weight at this stage, whereas applications must be determined in accordance with adopted Local Plan (2017) unless material considerations indicate otherwise.



The proposals are required to comply with the following adopted Local Plan policies:

- Policy A1: Managing the impact of development
- Policy A3: Biodiversity
- Policy CC1 Climate change mitigation
- Policy CC2 Adapting to climate change
- Policy CC3 Water and flooding
- Policy D1 Design
- Policy D2 Heritage

Other relevant material considerations

Camden Planning Guidance on Home Improvements (2021)

This supplementary planning guidance prepared by LBC advises householders on works to their properties that can be undertaken without the need for planning permission and how proposals requiring planning permission can be developed to maximise the chances of this being granted.

It includes guidance with respect to a number of alterations and improvements to domestic properties, including advice on rear extensions, landscaping, and outbuildings, which has informed the proposals subject of this application for planning permission.

Rochester Conservation Area Statement (2003)

The Conservation Area Statement identifies (at page 16) that the northern end of Wilmot Garden, facing Rochester Terrace Gardens, has a group of distinctive properties seen across Regent's Park. *"...Nos. 4-5 & 6-15 form the earliest development in the Conservation Area which began in Wilmot Place in 1846"*.

It is noted that *"Nos. 6-15 are five pairs of semi-detached houses with pediments over central bays."* No.13 is also identified together with the adjoining properties at nos. 12, 14 and 15 Wilmot Place, as having *"...a flush façade, recessed front entrance and central tripartite windows on three levels, the first floor level has decorative iron detail."* It is also noted that there are "small front gardens in all of the properties [that] contain a variety of shrubs and plants."

Page 17 of the Statement asserts that *"The distinct quality of Rochester is that it largely retains its homogenous mid-19th century architectural character [and] For this reason, most of the buildings make a positive contribution to the character and appearance of the Conservation Area..."* 12 and 13 Wilmot Place are identified as a "pair" of semi-detached properties that make a positive contribution to the character and appearance of the conservation area. Although there are a variety of rear extensions to properties along Wilmot Place – including those that pre-date the publication of the Conservation Area Statement - none of these are identified (on page 18) as 'Features which detract from the character of the area', with only the *"inappropriately designed front boundary walls"* to no. 6 and 7 identified.

In the Guidelines section of the Statement it is acknowledged (at paragraph R19) that *"...modest single storey extensions to a single-family dwelling may be exempt from permission under the General Permitted Development Order"*. However, it is noted (at Paragraph R20) that *"Extensions*



and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials” and that “Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached, that the character of the Conservation Area is prejudiced.”

In this context, Paragraph R21 of the guidance advises that *“Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.”* It is explained at Paragraph R22 that *“Rear extensions will not be acceptable where they would spoil an uniformed rear elevation of an unspoilt terrace or group of buildings; or would encroach significantly on the rear garden space; or harm public views of rear garden/spaces.”*

Furthermore, Paragraph R36 advises that *“Applications for development should take into account the possible impact on trees and other vegetation, and state clearly whether any damage/removal is likely and what protective measures are to be taken to ensure against damage during and after work.”*

Assessment of the proposals

Principle of development and permitted development rights

At national level, the Town and Country Planning General Permitted Development Order 1995 (as amended) defines a series of works to domestic properties that comprise development to be generally acceptable (subject to certain restrictions and limitations) and thus are normally able to be brought forward as “permitted development” not requiring planning permission.

As regards the proposed new and replacement windows and external doors to the property, National Government’s Permitted development rights for householders: technical guidance Updated 10 September 2019 explains that Schedule 2, Part 1, Class A of the allows for alterations to existing dwellinghouses, including the installation of new windows and doors, to be undertaken without the need for planning permission, as long *“of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse”* (As defined by paragraph A.3(a) of Class A).

Whilst there are Direction Under Article 4(1) of the GPDO restricting certain permitted development rights for identified properties within a number of conservation areas within the London Borough of Camden, there is no such Direction for the Rochester Conservation Area, within which the site is located.

The application drawings detail how the replacement windows proposed to the existing dwellinghouse will be wood framed, with the same number of panes as the windows they are to replace, and with the form and width of the frames, glazing bars, mullions and sills to match existing. Whilst the replacement windows are identified on the proposed drawings for information, it is considered that they are of suitably similar appearance to be secured as permitted development under Schedule 2, Part 1, Class A of the GPDO.



Design

The proposals seek to provide a modest enlargement to the existing single-storey rear extension to the property to provide an additional 10sqm of living space, with the addition of a rooflight to improve internal daylighting to the property. The chamfered form to the extension has been carefully developed to be set back from the 45-degree viewing plane out from the nearest rear facing window to the adjoining property at No.12 Wilmot Place – to avoid any giving rise to any potential impact on daylight or any increased sense of enclosure to neighbours.

The rear extension will be visually contained and not visible in public views and will still clearly appear as subordinate addition to the host building. The limited additional footprint will not have any significant impact on the extent of the rear garden.

Informed by other extensions approved in the vicinity (including to the adjoining property at No.14), the proposals have been developed to provide a modern addition to improve the accommodation within the property and better optimise the site, in a manner that respects the local character and context and complements the architecture of the host building – with use of high-quality robust and sustainable materials and the incorporation of a green roof.

As is required by Part A of Policy D12 of the London Plan, a Planning Fire Design Strategy is contained within the Design and Access Statement submitted in support of the proposals - in order to demonstrate that the highest standards of fire safety will be achieved.

The proposals are therefore in accordance with all relevant development plan policies in respect of design, in particular policies D3, D4 and D12 of the London Plan, and Policy D1 of the Camden Local Plan, with due consideration also given to the Camden Planning Guidance on Home Improvements (2021).

Heritage Statement

As the property is within the Rochester Conservation Area, any proposed works need to be considered in the context of the statutory duty for local authorities to “pay special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area” provided by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposals are also required to comply with the relevant Development Plan policies relating to heritage assets - in particular Policy HC1 of the London Plan and Policy D2 of the Local Plan. The significance of the Rochester Conservation Area is articulated through its special character and appearance as identified in the Rochester Conservation Area Statement (2003).

In appreciating the significance of the Conservation Area and the relative contribution 13 Wilmot Place makes to its character and appearance, it is noted in the Conservation Area Statement that the property and its semi-detached pair at No.14 make a positive contribution to the *homogenous mid-19th century architectural character*, by virtue of their “*flush façade, recessed front entrance and central tripartite windows on three levels*” and the “*decorative iron detail at first floor level – all of which are to the front elevation*”.

Whilst it is considered that the replacement windows proposed to the front and rear of the property are able to be installed under permitted development rights, this is because the form



and traditional materials proposed will ensure that appearance of the new windows matches the existing windows – thus there will be no change in appearance. (Although repairs to the existing brickwork do not require planning permission, it is relevant to note that replacement brickwork will utilise reclaimed bricks with staining also proposed to maintain a consistency of appearance.)

In considering the scope to enlarge the existing rear extension to the property, it is clear that there is no established historic pattern of extensions within the row of properties to the South East side of Wilmot Place (with all properties having rear extensions in a variety of forms), the extension will not be visible in any public views within (or from outside) the Rochester Conservation Area; would not have any impact any existing trees; and would not result in any significant encroachment on the rear garden space.

As identified above, the proposed rear extension would deliver a sensitive and subordinate addition to the existing building and would conserve the significance of the Rochester Conservation Area.

The proposals are therefore determined to be in acceptable in heritage terms and in compliance with Policy D2 of the Local Plan and Policy HC1 of London Plan; as well as the statutory tests to ensure suitable protection of conservation areas, provided by Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990.

Amenity

As identified above, consideration of amenity has been a key component in the development of the extension proposal, with the limited addition to the existing single storey rear extension proposed with a chamfered rear building line – accommodating the 45 degree/25 degree line cited in the BRE's Site layout planning for daylight and sunlight: A guide to good practice – with reference to the nearest adjoining window to the rear of the neighbouring property at 12 Wilmot Place.

The Camden Planning Guidance Amenity SPD (2021) and the Camden Planning Guidance Home Improvements SPD (2012) acknowledged that by setting back built form behind this 45-degree line there is no risk of any significant loss of sunlight or daylight, or any significant increased sense of enclosure to No.12. It is not proposed to provide any side windows (which might otherwise result in overlooking) and there will be minimal effect of the outlook from the adjoining properties (with the green roof proposed over the whole of the rear extension considered to improve visual amenity to the views from adjoining upper floor windows). It is also proposed to install a light-sensitive automatic blind to the proposed rooflight to contain internal lighting when dark.

Overall, it is readily apparent that the proposed development has been very carefully developed to ensure the privacy and amenity of neighbours is respected and preserved.

It is therefore determined that the proposals are fully in accordance with all relevant development plan policies in respect of amenity, in particular Policy A1 of the Local Plan.



Sustainability, biodiversity and flood risk

Due consideration has been given to the promotion of sensitive energy efficiency improvements to be made to existing buildings, and the requirements for proposals to adapt to climate change and manage heat risk, provided by policies CC1 and CC2 of the Local Plan, and Policies SI4 and SI5 of the London Plan.

As detailed in the Design and Access Statement, passive design and energy efficiency measures including the replacement of the existing glazing with double glazing with low u-values, the provision of triple glazing to the extension and insulation that meets or exceeds latest Building Regulations standards to the rear extension, will be complemented by the installation of a new, more efficient central heating system. Extensive glazing is proposed to the rear elevation of the extension and the addition of a large roof light will also improve daylight ingress and reduce reliance on artificial lighting. Furthermore, recycled and sustainably and locally sourced materials will be used where possible, ensuring low embodied energy and all timber used in the build will be FSC certified.

The proposed scheme has also been developed to positively address the requirements of Policy CC3, and Part 2 of Policy CC2 of the Local Plan and policies SI12 and SI13 of the London Plan - to not increase, and wherever possible, reduce, surface water run-off.

As detailed in the Design and Access Statement a sedum green roof is proposed to be installed to the entirety of the enlarged rear extension, with an integrated moisture mat and a 20mm substrate layer to capture and reduce run-off, then draining into a water butt below. As detailed in the Design and Access Statement, these measures will reduce surface water run-off from the site, when compared to the existing extension roof and area of impermeable patio that will be lost through the creation of the rear extension.

Whilst there is no statutory requirement to deliver 10% biodiversity net gain from the proposals, the green roof will promote increased biodiversity - as sought by Policy A3 of the Local Plan, and Policy G6 of the London Plan.

The Tree Survey submitted as part of the application documents also shows the 3 no. trees on the site (one of which is to the front of the property) to be of sufficient distance from the proposed extension to be unaffected by the associated works. The proposals are therefore acceptable in terms of their impact on existing trees and in compliance with Policy A3 of the Local Plan and Policy G7 of the London Plan.

Accordingly, the proposals are fully in accordance with all relevant development plan policies in respect of sustainability, biodiversity and flood risk, in particular policies G5, G6, G7, SI4, SI5, SI12, and SI13 of the London Plan, and policies A3, CC1, CC2 and CC3 of the Local Plan

Conclusion

Based on the above assessment, it is determined the householders' proposals to upgrade their home at Wilmot Place are entirely acceptable and in full compliance with relevant development plan policies, as well as the statutory test of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



In the absence of any significant material considerations, we trust that planning permission will be granted accordingly.

We look forward to validation of the application shortly. However, if you have any queries, please do not hesitate to contact Martin Moss of this office (details below).

Yours faithfully

BELL CORNWELL LLP

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Encs.