

Application ref: 2022/4247/P
Contact: Daren Zuk
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Date: 28 March 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Studio Basheva
39 Fairfax Road
London
NW6 4EL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**8A Lymington Road
London
Camden
NW6 1HY**

Proposal:

Erection of ground floor rear extension, in addition to associated exterior alterations.

Drawing Nos: 2206_EX_EI_01, 2206_EX_EI_02, 2206_EX_EI_03, 2206_EX_P_01, 2206_EX_Pr_Si_01, 2206_PR_P_01 Rev A, 2206_PR_EI_01 Rev A, 2206_PR_EI_02 Rev A, 2206_PR_EI_03 Rev A, Location Plan, Design & Access Statement (5 Oct 2022), and EPC Certificate.

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 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 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

2206_EX_EI_01, 2206_EX_EI_02, 2206_EX_EI_03, 2206_EX_P_01, 2206_EX_Pr_Si_01, 2206_PR_P_01 Rev A, 2206_PR_EI_01 Rev A, 2206_PR_EI_02 Rev A, 2206_PR_EI_03 Rev A, Location Plan, Design & Access Statement (5 Oct 2022), and EPC Certificate.

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

- 4 Prior to the commencement of construction/demolition works on site, tree protection measures shall be submitted including a tree protection plan and arboricultural method statement. The protection measures shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of Policies A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed single-storey rear extension is considered acceptable in terms of size and design. The extension would be subordinate to the host building in bulk and would have appropriate materials with modern sliding glass doors at the rear and matching brick. The design, scale, siting, and materials of the development would be in keeping with the character and appearance of the host property and wider conservation area, and as such the character and appearance of the conservation area would remain preserved.

It is noted that the original plans proposed a 6m rear extension. The plans have since been amended to 5m based on comments from the Conservation Officer. The depth of the rear extension is now considered acceptable.

No trees are proposed to be removed as a result of the extension; however, given the proximity of trees to the area of construction, prior to the commencement of works on site, tree protection measures shall be secured by condition.

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.

It is not considered there would be any detrimental impact to neighbouring residential amenity. The proposed single-storey rear extension would extend 3.7m beyond the existing rear extension along the shared boundary with adjoining no.6, which is considered acceptable in terms of depth. The extension would align with the existing rear extension at neighbouring no.10 to the north, thus not creating any concerns with regards to loss of amenity.

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.

As such, the proposal is in general accordance with Policies A1, A2, A3, D1, and D2 of the Camden Local Plan and Policies 2, 3, and 18 of the Fortune Green and West Hampstead Neighbourhood Plan. The proposed development also accords with the 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) 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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-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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer