

Application ref: 2022/4199/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Email: Elaine.Quigley@camden.gov.uk
Date: 9 March 2023

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

Pike and Partners Architects Ltd.
537 Battersea Park Road
London
SW11 3BL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
22 Menelik Road
London
Camden
NW2 3RP

Proposal: Erection of a single storey ground floor rear extension, alterations to the front, side and rear façades including relocation of front entrance door, replacement of single glazing with double glazing on front, rear and side elevations all in association with the existing single family dwelling.

Drawing Nos: 22-1175-100; 22-1175-101; 22-1175-200; 22-1175-201; 22-1175-202; 22-1175-203; 22-1175-204; 22-1175-205; 22-1175-206; 22-1175-207; 22-1175-208; 22-1175-209; 22-1175-210; 22-1175-211; 22-1175-300; 22-1175-301; 22-1175-302; 22-1175-303; 22-1175-304; 22-1175-305; 22-1175-306; 22-1175-307; 22-1175-308; 22-1175-309; 22-1175-310; 22-1175-311.

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:

22-1175-100; 22-1175-101; 22-1175-200; 22-1175-201; 22-1175-202; 22-1175-203; 22-1175-204; 22-1175-205; 22-1175-206; 22-1175-207; 22-1175-208; 22-1175-209; 22-1175-210; 22-1175-211; 22-1175-300; 22-1175-301; 22-1175-302; 22-1175-303; 22-1175-304; 22-1175-305; 22-1175-306; 22-1175-307; 22-1175-308; 22-1175-309; 22-1175-310; 22-1175-311.

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.

Informative(s):

- 1 Reasons for granting permission:-

The proposed rear extension would be full width, single storey in height and would extend out 4.4m from the rear elevation of the 2 storey 1930's dwellinghouse. Given its location at the rear of the property and the fact that it remains single storey in height, the proposed extension would be considered acceptable in terms of its size, height and width and would remain subordinate to the main building. The extension would be constructed from brick with full height glazed doors on the rear that would be constructed in aluminium and would appear dark in colour. The main rear elevation of the building would be self-rendered. The contrast between the different materials would add interest to the rear elevation and would not harm the character or appearance of the building.

The extension would be similar to the depth and height of the neighbouring extension at no. 20 and would reintroduce some uniformity to the pair of semi-detached dwellings at ground floor level. A number of properties along this part of Menelik Road have similar sized ground floor rear extensions including nos. 6, 8, 10, 16, 20 and 26. The proposal would not harm the character or appearance of this part of the street and would be considered acceptable.

Minor alterations to the front elevation would include relocation and replacement of the main entrance door. The door would be constructed from timber and would include 2 double glazed panels on either side which would be constructed from aluminium. This use of modern materials would not harm the character or appearance of the building and the finishes would be considered

acceptable. As the building is occupied as a single family dwelling the other changes relating to the fenestration and doors shown on the proposed plans would fall within the permitted development rights of the property and would not require planning permission.

The replacement of the existing single glazed timber framed windows with double glazed aluminium windows on all elevations is considered acceptable. The window openings and fenestration pattern would generally remain the same as the existing with the main change being to the materials, finishes and thickness of the glazing bars. The use of modern materials and finishes within this building is considered acceptable.

The proposed rear extension would not harm the amenity of the neighbouring occupiers. No windows would be installed in the side elevations which would ensure there would be no overlooking into neighbouring properties or their rear gardens. No. 24 is approximately 6m to the east of the application site. The extension would not have a harmful impact on the amenity of this property in terms of daylight, sunlight and outlook given the separation distance and its orientation to the application site. No. 20 has a similar sized rear extension and the relationship between the properties would be considered acceptable in terms of amenity.

No objections have been received in response to the application. This and the planning history of the site have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan. The proposed development also accords with 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 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.
- 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 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.

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



Daniel Pope
Chief Planning Officer