

Application ref: 2023/1475/P
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Date: 23 May 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

Extension Architecture
Unit 3 River Reach Business Park
Gartons Way
Battersea
London
SW11 3SX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

1 Orestes Mews
London
NW6 1AP

Proposal:

Erection of single storey ground floor rear extension

Drawing Nos: 1-OM-PL-00 Rev.A; 1-OM-PL-000 Rev.A; 1QM -PL -01; 1QM -PL -02;
1QM -PL -03; 1QM -PL -04; 1QM -PL -05; 1QM -PL -06; 1QM -PL -07 and 1QM -PL -
08.

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:
1-OM-PL-00 Rev.A; 1-OM-PL-000 Rev.A; 1QM -PL -01; 1QM -PL -02; 1QM -

PL -03; 1QM -PL -04; 1QM -PL -05; 1QM -PL -06; 1QM -PL -07 and 1QM -PL -08.

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.

Informative(s):

- 1 Reasons for granting permission.

The proposal will modestly infill part of the rear courtyard at ground floor and modestly raise the rear boundary wall to match adjoining wall at 2.9m high. The roof would be glazed and sloped to match the neighbours. Given its modest footprint and increase in height, it would appear subordinate in relation to the host property and it would not appear out of character with the prevailing pattern of development and would be acceptable in this instance. The extension will be brick with aluminium fenestration to match the existing which is acceptable. Given its siting, there would be no public views. It is acknowledged that while the proposal would occupy nearly half of the courtyard, this is not high quality amenity space and the dwelling does still retain access to ample outdoor amenity space off the side reception room.

The modest increase in height on the rear boundary is not considered harmful given it backs onto a rear garden and the separation distance to properties on Aldred Road. In regard to light pollution, it is noted that there are other glazed roofs in close proximity and there is a mature tree and vegetation directly adjacent to the proposal in the rear gardens of Aldred Rd so that this impact would be limited. Given the siting and scale of the nature of the development, it is not considered to harm neighbouring properties amenity in terms of loss of light, privacy or outlook.

No objections were received during the course of this application. The site history has also been considered.

As such, the proposal is in general accordance with policies A1 and D1 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 the policies of the 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>.

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