

Application ref: 2023/0760/P
Contact: Jennifer Dawson
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Date: 10 August 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Leonard Architecture Ltd
Hurlingham Studios
Ranelagh Gardens
London
SW6 3PA
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**69 Sherriff Road
London
Camden
NW6 2AS**

Proposal: Erection of a single storey side and rear full width extension following demolition of the existing single storey rear extension, and replacement of all windows with matching double glazed windows.

Drawing Nos: Design and Access Statement Rev A, 69. 601, 69. 602, Sedum Green
Roof: Detail, Installation and Maintenance, 69. 300 - E, TQRQM23041153942711, 69.
302 - D, 69. 301 - D

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 policy D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans- Design and Access Statement Rev A, 69. 601, 69. 602, Sedum Green Roof: Detail, Installation and Maintenance, 69. 300 - E, TQRQM23041153942711, 69. 302 - D, 69. 301 - D.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed side and rear infill extension will measure 2.98m high and 4.8m wide (full width) and would represent a subordinate addition to the host property. The neighbouring properties at No.67 and 71 have existing side/rear infill extensions of a similar size and design to the one currently proposed. As such, the proposed extension in terms of its design and would be in keeping with the character of the surrounding area. The materials used are appropriate for the property.

The rear extension will contain a green roof. This supports our biodiversity policies.

Windows will be replaced with timber double glazed sash windows. The glazing bars are appropriate and in keeping with the tradition style of the existing windows.

The rear extension would not lead to increased overlook at the site. There may be some overshadowing to the extension at number 67 due to the depth exceeding their property by 1m. However, the impact will be minimal and will not cause significant harm in terms of loss of light or outlook. The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. 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 A3 of the 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 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