

Application ref: 2023/5463/P
Contact: Blythe Smith
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Date: 7 March 2024

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

Bell Cornwell LLP
164-180
Union Street
London
SE1 0LH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
27 Sherriff Road
London
NW6 2AS

Proposal:
Erection of Rear Extension
Drawing Nos: Cover Letter; 068/AP/230; 068/AP/231; 068/AP/232; 068/EX/001;
068/EX/100 Rev A; 068/EX/101 Rev A; 068/EX/120 Rev A; 068/PR/200 Rev D;
068/PR/201 Rev C; 068/PR/204 Rev C

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

Cover Letter; 068/AP/230; 068/AP/231; 068/AP/232; 068/EX/001; 068/EX/100 Rev A; 068/EX/101 Rev A; 068/EX/120 Rev A; 068/PR/200 Rev D; 068/PR/201 Rev C; 068/PR/204 Rev C

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.

Informative(s):

- 1 Reasons for granting permission.

The application site comprises of a semi detached, two storey property plus attic conversion located on the northern side of Sherriff Road. The property is not listed or within a conservation area

The proposed works proposes a single storey rear extension, measuring a maximum depth of 6m , this would feature a flat roof with a maximum height of 3.2m with 3 rooflights. The proposed materials include red stock brickwork to match the existing. A similar proposal was submitted and approved under Prior Approval (ref: 2023/2987/P) however the key change between the two applications is the removal of the space separating two rear extensions, creating a single rear extension.

With the previous application taken into account, the result of the size, design and location of the proposal, and the proposed materials are considered appropriate. The proposal is therefore considered to preserve the character and appearance of the host building and the local area. The proposed extension would read as subservient to the main building and retain sufficient garden space. While this extension is deeper then its immediate neighbours, properties such as No. 23, 51 and 53 all feature large rear extensions (No.51 in particular is noted to have a 7.3m rear extension, ref: 2006/3865/P) and therefore would not appear out of character with the prevailing pattern of development in the area.

The proposal is not considered to cause any additional adverse impacts on the amenity of adjoining residential occupiers compared to the approved application 2023/2987/P in terms of loss of daylight, sunlight or outlook. No windows or doors are proposed on the side elevations of the extension that may impact adjoining neighbours.

No objections from neighbouring residents or from the Fortune Green & West Neighbourhood Forum. 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 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 policies of the London Plan 2021 and of 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left quadrant of the page.

Daniel Pope
Chief Planning Officer