

Application ref: 2024/0740/P
Contact: Daren Zuk
Tel: 020 7974 3368
Email: Daren.Zuk@camden.gov.uk
Date: 19 April 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

Extension Architecture
First Floor
Cobden House
231 Roehampton Lane
London
SW15 4LB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

First Floor Flat
12 Aldred Road
London
NW6 1AN

Proposal:

Erection of single-storey rear extension at first-floor level.

Drawing Nos: 12AR-PL-00, 12AR-PL-01, 12AR-PL-02, 12AR-PL-03, 12AR-PL-04, 12AR-PL-05, 12AR-PL-06, 12AR-PL-07, 12AR-PL-08, 12AR-PL-09, 12AR-PL-10, 12AR-PL-11, 12AR-PL-12, 12AR-PL-13, 12AR-PL-14, Design and Access Statement

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:

12AR-PL-00, 12AR-PL-01, 12AR-PL-02, 12AR-PL-03, 12AR-PL-04, 12AR-PL-05, 12AR-PL-06, 12AR-PL-07, 12AR-PL-08, 12AR-PL-09, 12AR-PL-10, 12AR-PL-11, 12AR-PL-12, 12AR-PL-13, 12AR-PL-14, Design and Access Statement

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 proposed single-storey first floor rear extension is considered to represent a proportionate addition that would not cause harm to the character and setting of the host and neighbouring properties. The proposed extension would span the width of the rear closet wing encompassing a flat roofed area currently in use as a terrace. It would be similar in size to neighbouring extensions at first floor level, most notably at adjacent no. 11 Aldred Road. Furthermore, the use of matching windows which align to the windows on lower levels and London stock bricks would ensure that the extension's appearance would be complementary to the appearance of property. The proposed rooflight is also considered acceptable in terms of size, design, and siting.

The inclusion of a southwest facing window and rooflight will ensure that an appropriate level of daylight and sunlight is received to the proposed bedroom. The absence of windows along the side elevation will ensure that privacy is maintained for adjoining occupiers, thus resulting in no new overlooking impacts. Solar studies have been provided which satisfactorily demonstrate that the extension will have an acceptable impact on neighbouring properties. Thus, the development is not considered to create any new impacts to neighbouring occupiers with regards to loss of daylight/sunlight, outlook, or privacy.

No comments were received following statutory consultation. 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 & West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 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.
- 5 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-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 corner of the page.

Daniel Pope
Chief Planning Officer