

Application ref: 2024/3180/P  
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Date: 27 August 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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London  
WC1H 9JE

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Planning by Design  
167-169 Great Portland Street  
London  
W1W 5PF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 1**  
**62 Messina Avenue**  
**London**  
**NW6 4LE**

Proposal: Erection of single-storey lower ground floor rear infill extension; extension to existing outbuilding; installation of two windows to side elevation at lower ground floor level.

Drawing Nos: 01 V3, 02 V3, 03 V3, 05 V3, 06 V3, Planning 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:

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.

- 4 The outbuilding hereby extended shall only be used for purposes incidental to the residential use of Flat 1, 62 Messina Avenue, London, NW6 3AL and shall not be used as a separate independent Class C3 dwelling or Class E commercial unit.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies A1, H7, and E2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The erection of a single-storey infill extension at the rear is considered acceptable in height, massing, and design and would result in a proportionate addition that would not cause harm to the character and setting of the host and neighbouring properties. The extension will feature a matching brick facade, aluminium sliding doors, and a new side external entrance door. In addition, two new windows along the side elevation are proposed which will be of a matching design and materiality as existing.

Extension of the existing outbuilding to increase its size by approximately 2.7sqm is considered minor and acceptable in height, massing, and design and would not cause harm to the character of the host or neighbouring properties. The extension would have the same height as existing, finished in matching cladding, and include a matching window. Sufficient rear garden area would remain for existing and future occupiers to use as outdoor amenity area. A condition has been added to ensure that the outbuilding will be for ancillary use to the main dwelling only, and will not be used as a self-contained dwelling.

Given the scale, location, and massing of the proposed rear extension as well as location of the two new side elevation windows, they are not anticipated to impact any neighbouring residential occupiers with regards to loss of daylight/sunlight, outlook, or privacy. The extension will feature a setback from the shared boundary of 1.1m, which will allow for sufficient light and outlook to the rear facing windows of neighbouring no.64. Similarly, the new side facing windows will not have any views into neighbouring habitable rooms.

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. 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](http://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 2023.

You can find advice about your rights of appeal at:

[https://www.gov.uk/appeal-planning-decision.](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 'DP', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer