

Mr Kevin Gauld
Gauld Architecture Ltd
110 Foundling Court Brunswick Cent
Marchmont Street
London
WC1N 1AN

Application Ref: **2015/1793/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

14 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
21 West Heath Road
London
NW3 7UU

Proposal: Erection of single storey ground floor rear extension with no.2 roof lights, installation of steel balustrade to existing external stair and addition of rear window to first floor level.

Drawing Nos: Design & Access Statement, 1502/PL01, 1502/PL02, 1502/PL03, 1502/PL04, 1502/PL05, 1502/PL06, 1502/PL07, 1502/PL08, 1502/PL09, 1502/PL10, 1502/PL11, 1502/PL12, 1502/PL13, 1502/PL14, 1502/PL15, 1502/PL16, 1502/PL17 & 1502/PL18.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: 1502/PL01, 1502/PL15, 1502/PL16, 1502/PL14, 1502/PL12, 1502/PL013, 1502/PL17 & 1502/PL18.

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The roof of the single storey ground floor rear extension hereby permitted development shall not be used as a roof terrace or amenity space area and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises in accordance with the requirement of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informatives:

- 1 Reasons for granting permission

The proposed single storey ground floor rear extension would measure approximately 3.3m in width, 4.9m in depth and 3.1m in height extending along the shared eastern boundary with the neighbouring property, No.21 West Heath Road. It would have a flat roof with 2no roof lights on top and would be similar in height to the existing shared boundary wall on the eastern boundary. The proposal also includes the installation of a steel balustrade to the existing rear external stair and an additional rear window at first floor level.

The extension and external alterations proposed would sit comfortably with the host building being subservient in scale and designed to relate sympathetically to the host property. The extension would retain a useable amount of garden area for the occupiers of the property to the rear and would not be readily visible from the wider public realm. By reason of its design, scale and siting, the proposal would have no adverse impact on the character or appearance of the host building, street scene or the Redington and Froggnal Conservation Area.

With respect to the nearest neighbouring residential properties, the extension would not exceed the height of the shared eastern boundary wall with No.21 and would be set back from the western boundary with No.23 West Heath Road. The proposed balustrade and additional window would not result in any increase in overlooking or loss of privacy to neighbouring occupiers than currently exists. Given its siting, scale and design, the proposal would not significantly harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, loss of outlook, privacy, light spill or added sense of enclosure.

Six neighbouring properties have been consulted, a site notice displayed and a public notice published in the local press. No objections have been received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the listed buildings and Conservation Area Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development would be in accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 7.6 and 7.8 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized, cursive script.

Ed Watson
Director of Culture & Environment