

Mrs Anne Hazelwood
21 Rudolph Road
Bushey
Hertfordshire
WD23 3DX

Application Ref: **2015/1871/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

21 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
194 Fordwych Road
London
NW2 3NX

Proposal:
The erection of a single storey rear extension at ground floor level.
Drawing Nos: 1682/01, 1682/02, 1682/03, 1682/04, 1682/05, 1682/06, 1682/07, 1682/08
and 1682/09.

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

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 1682/01, 1682/02, 1682/03, 1682/04, 1682/05, 1682/06, 1682/07, 1682/08 and 1682/09.

Reason:

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

Informative(s):

- 1 Reasons for granting permission

The proposed single storey ground floor rear extension would measure approximately 3.7m in width, 6.0m in depth and consist of a pitched roof between 2.5 to 3.5m in height extending along the shared eastern boundary with the neighbouring property, No.192 Fordwych Road.

The extension would sit comfortably within the host building, and would be subservient in scale and designed in regards to other extension within the local area, thus the extension would be a sympathetic to the host property.

The extension would retain a useable amount of garden area for the occupiers of the property to the rear. Although, the extension would be readily visible from the wider public realm, the site is not located in a conservation area. Furthermore, it is not considered that the proposed extension would have a detrimental impact in regards to its design, scale and siting, the proposal on the character or appearance of the host building nor street scene.

With regards to the nearest neighbouring residential properties, the extension would only exceed the neighbouring wall by 0.5m along the shared boundary wall with No.192. The proposed rear addition would be set back from the southern boundary wall by 1.8m and a further 2.9m from the flank elevation of the neighbouring property.

The proposed window to the side elevation would be installed towards Ebbsfleet Road to the north of the host property. As such, the additional window would not result in any increase in overlooking or loss of privacy to neighbouring occupiers. 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.

Thirteen neighbouring properties have been consulted a one off site notice was also displayed and no objections have been received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 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



Ed Watson
Director of Culture & Environment

