

Mr. Ruben Perikhanyan
RP Consultants
131 West End Lane
London
NW6 2PG

Application Ref: **2015/1386/P**
Please ask for: **Tendai Mutasa**
Telephone: 020 7974 **2353**

1 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
131 West End Lane
London
NW6 2PG

Proposal:
Erection of a single storey rear extension.
Drawing Nos: 15-196-GA 51 Rev P1, 15-196-GA 10 Rev P2, 15-196-GA 11 Rev P2, 15-196-GA 50 Rev P2, 15-196-EX 10, 15-196-EX 50, 15-196-EX 51 and 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 15-196-GA 51 Rev P1, 15-196-GA 10 Rev P2, 15-196-GA 11 Rev P2, 15-196-GA 50 Rev P2, 15-196-EX 10, 15-196-EX 50, 15-196-EX 51 and Design and access statement.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed rear glazed conservatory is considered acceptable in scale, design and materials. The extension is not full width and the depth from the rear building line is 3m. This is considered to be appropriate and an adequate area of garden remains. The proposed rear extension would not be visible from the public realm and the proposed materials would give the extension a lightweight, contemporary appearance. It is considered to be of a subordinate size and scale that would sit comfortably with the host property and would preserve the character and appearance of the South Hampstead Conservation Area.

Given the location and design of the proposed extension and the separation distance between neighbouring properties at Nos. 129 and 131a West End Lane, the proposed extension is not considered to have a significant impact on the amenity enjoyed by neighbouring occupiers specifically with regards to outlook, daylight and sunlight and sense of enclosure.

Two objections were received from neighbouring properties. Following revisions to the scheme (setting the extension away from the boundary and substituting brick for glazing), no further comments were received in response to re-consultation. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under section 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general 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 from 2011; and paragraphs 14, 17, and 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