

Mr. Anthony Thomas  
Anthony Thomas Architects Ltd.  
3 Pickets Street  
London  
SW12 8QB

Application Ref: **2015/3673/P**  
Please ask for: **Shane O'Donnell**  
Telephone: 020 7974 **2944**

15 September 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**91A Fordwych Road**  
**London**  
**NW2 3TL**

Proposal: Erection of a single storey rear extension including the installation of 2 roof lanterns.

Drawing Nos: (1931 FR) 01, 02, 30, 31revA, 32revA, 33, 34, 35, 40, 41, 42, 43, 44, 46, 50, 51revA, 52revA, 53revA, 54revA, 55, 60revA, 61revC, 62revC, 63revC, 64revC, 65revC, 66revC and 67revC.

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: (1931 FR) 01, 02, 30, 31revA, 32revA, 33, 34, 35, 40, 41, 42, 43, 44, 46, 50, 51revA, 52revA, 53revA, 54revA, 55, 60revA, 61revC, 62revC, 63revC, 64revC, 65revC, 66revC and 67revC.

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

- 4 No part of the flat roof area above the single storey rear extension hereby approved shall be used as a roof terrace, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements 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.

#### Informative(s):

- 1 Reason for granting permission:

Following Officer comments', the plans were revised to reduce the height of proposed roof lanterns. The proposed extension would be subordinate to the host building. It would retain more than 50% of the original garden but would extend the full width of the main dwelling. The proposed width would not cause harm to the visual amenity of the streetscene given the siting to the rear of dwelling and would not disrupt the existing pattern along the rear of buildings along the street. Given the design, proposed flat roof and materials, the proposed development would not be out of character with the host building or with the surrounding area.

The proposal would extend an additional 4 metres to the rear with a total of 7.5 metres beyond the original rear wall of the host building. There would be no adverse impact on No. 89 as it would be screened by the existing single storey rear extension at number 89 which has a greater depth than that proposed at the application site of approximately 8 metres. The immediate neighbour to the east (No. 93 Fordwych Road) has also extended at ground floor level to a depth of

approximately 4 metres. There is a separation distance between the application building and No. 89 of approximately 1.7 metres. No. 93 has a side facing bedroom window at ground floor level. Whilst there will be some loss of light to the side facing window the impact is considered acceptable given that it is also served by a window to the rear at ground floor level and given the separation distance between properties. It is therefore considered that the proposed extension would not have an unacceptable impact on the light, outlook or privacy of neighbouring occupiers.

One letter of objection has been received and duly taken into account prior to making this decision. The site's planning history and relevant appeal decisions have been taken into account.

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 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of The London Plan March 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