

Mr Richard Penman
Richard Penman Ltd.
87 Woodstock Road
London
N4 3EU

Application Ref: **2015/4462/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

25 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Basement Flat
98 Fordwych Road
London
NW2 3TJ

Proposal:
Erection of single storey rear extension at lower ground floor level and alterations to the fenestration at lower ground floor side elevation.

Drawing Nos: 065_P_GA_02_Elevations, 065_P_GA_01_Plan, 065_P_GA_10, 065_P_GA_11, Design & 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 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 065_P_GA_02_Elevations, 065_P_GA_01_Plan, 065_P_GA_10, 065_P_GA_11, Design & Access Statement.

Reason:

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

- 4 The flat roof of the extension hereby approved shall not be used at any time as an amenity roof terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The size, scale and bulk of the proposed single storey rear extension is considered to form a subordinate addition to the host building that respects the character and setting of the neighbouring properties. Although situated on a corner plot of land the proposal would be largely unseen from the highway of Mill Lane due to the mature vegetation located along the north western boundary of the site, ensuring no significant impact to the character of the host dwelling or the appearance of the surrounding area would occur as a result of the development. The proposed alterations to the fenestration which would reduce the size of an existing window and install a new window are minor alterations to the property.

The height and depth of the proposed extension is considered not to significantly harm the amenity of any adjoining occupiers in terms of loss of light, outlook, or privacy. Due to the siting of the new window it would not cause harm to neighbour amenity.

No objections were received following statutory consultation. An application for the same development was previously granted permission in 2011 (ref: 2011/0665/P).

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 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 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.
- 3 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).

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