

Mr Ben Muir
Avalon Built Environment Ltd
Parndon Mill
Parndon Mill Lane
Harlow
Essex
CM20 2HP

Application Ref: **2015/4440/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

23 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
140 Fortess Road
London
NW5 2HP

Proposal:

Erection of single storey rear extension at ground floor level with new roof terrace and screens above plus associated alterations, to provide additional accommodation for the ground floor flat

Drawing Nos: Location plan; A0140-A-02; A0140-A-03; A0140-A-05 (dated 14.10.15); A0140-A-06 (dated 3.11.15); A0140-A-07 (dated 3.11.15); A0140-A-08 (dated 3.11.15); Noise Impact Assessment, ref 13290.NIA.01 dated 14 October 2015, by KP Acoustics Ltd; 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- Location plan; A0140-A-02; A0140-A-03; A0140-A-04; A0140-A-05; A0140-A-06; A0140-A-07; A0140-A-08; Acoustic report, Report 13290.NIA.01; 4 October 2015, KP Acoustics Ltd; Design & Access Statement.

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

- 4 The use of the roof as a terrace shall not commence until the privacy screens on either side of the terrace, as shown on the approved drawings, have been constructed. The screens shall be permanently retained thereafter.

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.

- 5 Before the use commences, the proposed bedroom shall be protected from the existing air-conditioning unit by an acoustic screen and double glazing in accordance with the detailed scheme shown in the acoustic report hereby approved. All such measures shall thereafter be permanently retained and maintained.

Reason: To safeguard the amenities of the proposed enlarged residential unit in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

Single storey extensions with and without roof terraces are characteristic of the terrace of buildings at 124-138 Fortress Road. The proposed single storey rear extension is subordinate in scale and location to the three storey host building and

aligns with the existing extension at no.138. The matching materials and simple design is appropriate for the host building and local area and it respects the character and setting of neighbouring buildings. The proposed extension would also allow for the retention of a reasonably sized garden (30sqm).The revised roof terrace has been reduced in size and is now considered acceptable in size and location. The proposed alterations to rear windows at 1st floor level to form new access to the roof terrace are considered acceptable.

The proposed extension to the existing studio flat would provide a larger 2 bed unit and complies with Council's residential space standards.

The application is accompanied by an acoustic report which demonstrates that the proposed unit next to an existing air-conditioning unit will meet Camden's Noise standards, provided the proposed acoustic screen between this and the proposed bedroom is erected and the glazing to this bedroom referred to in table 6.2, para.6.2 of the acoustic report is installed. A condition is attached to this effect.

Due to the proposed extension's size and location, there would be negligible harm to the amenity of any adjoining residential occupiers in terms of the loss of daylight, sunlight and outlook. Similarly, the smaller roof terrace with obscure glazed screens on either side would ensure no additional harm to outlook, light or privacy to adjoining occupiers.

17 neighbours were consulted and one objection was received but subsequently withdrawn by the objector. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5, CS6 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP24, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.2, 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 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', written in a cursive style.

Ed Watson
Director of Culture & Environment