

Mrs Harshani Perera  
Archincad Ltd.  
133 Winchester Avenue  
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London  
NW9 9TB

Application Ref: **2015/6235/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

9 December 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**589 Finchley Road**  
**London**  
**NW3 7BS**

Proposal:  
Demolition of existing rear conservatory and erection of single storey rear extension measuring 5m deep with 1 x rooflight.

Drawing Nos: 001-V2, 002-V2, 003-V2, 004-V2-a, 005-V2-b

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 policies 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: 001-V2, 002-V2, 003-V2, 004-V2-a, 005-V2-b.

Reason:

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

#### Informative(s):

- 1 Reasons for granting permission:

The proposal involves the demolition of an existing flat-roofed conservatory and pitch-roofed extension, and their replacement with one full width, flat-roofed single storey extension. The new extension would measure 5m deep and 3.2m high, which would be 1.7m deeper and 10cm higher than the existing conservatory. The proposed rooflight would measure 1m x 2m and would project to a maximum depth of 175mm. The development is considered to unify the rear elevation and improve the appearance of the host building. The extension would be a subordinate addition, in character with and in proportion to its context and setting. The extension would be rendered and painted white with uPVC windows which would match the appearance and materials of the rear elevation.

Planning permission was previously granted for a single storey rear extension of the same design, measuring 3.4m high and 4m deep (granted on 14/10/2015 under reference 2015/4771/P). However, it was felt that with an increase in depth of 1m and a height of 3.4m, the extension would appear out of scale with the host property and would not be a subordinate addition. The proposal was therefore amended to reduce the overall height to 3.2m.

Although the extension would be larger than the existing conservatory, the proposal is not considered to cause undue harm to the amenity of neighbouring occupants in terms of a loss of outlook, privacy or daylight. The reduction in height of the original proposal would reduce the bulk of the development and minimise the visual impact on neighbouring property no. 591. The southwest facing gardens would still receive adequate levels of sunlight, and although the proposal is for a full width extension, the existing gap between the host property and neighbouring property no.587 would be retained, reducing the visual bulk of the extension when viewed from this property.

The host building benefits from a large rear garden and the extension would leave

approximately 108sqm of outdoor amenity space which is considered acceptable.

Two objections have been received and duly taken into account prior to making this decision. The planning history of the site was taken into account when coming to this decision. The subject property is not within a Conservation Area nor is the building listed or within the setting of a Listed Building. Reference has been made to The Fortune Green West Hampstead Neighbourhood Plan.

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 and 7.6 of the London Plan 2015, consolidated with amendments since 2011; and paragraphs 14, 17, and 56 -66 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

