

Mr Tom Schnieder  
68A Mill Lane  
West Hampstead  
London  
NW6 1NJ

Application Ref: **2015/4837/P**  
Please ask for: **Jennifer Chivers**  
Telephone: 020 7974 **3303**

12 January 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**158 Iverson Road**  
**London**  
**NW6 2HH**

Proposal:

Erection of a single storey rear extension and infill, creation of a roof terrace at rear first floor and installation of light well on the front elevation.

Drawing Nos: 03.103 rev c; 03.204; 01.100; 04.103; 01.200; 05.100; 02.100

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

03.103 rev c; 03.204; 01.100; 04.103; 01.200; 05.100; 02.100

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

- 4 A 1.8 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected prior to commencement of use of the roof terrace and shall be permanently retained.

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 rear extension and side infill extension is subordinate in scale being single storey, simple in terms of design and a common form of extension in this locality. The rear extension will maintain the majority of the rear garden and would only extend as far as the adjacent rear extension at 156 Iverson Road.

The terrace at first floor level is not anticipated to result in an unreasonable privacy impact. There are a number of roof terraces within this row of terraced properties and there is a degree of mutual overlooking from upper floor windows. Further details of a privacy screen between the adjacent roof terrace will be secured by way of condition to ensure that there are no adverse privacy effects.

The proposed lightwell located at the front of the dwelling is in keeping with the surrounding properties where lightwells are a common feature of the streetscape. The proposed fenestration corresponds with the upper floor windows and bay. The design of the lightwell is subservient and discrete in accordance with DP27 and CPG 4 (Basements and Lightwells). Due to the presence of an existing basement

and the limited amount of excavation required the lightwell would be acceptable in this instance.

Whilst the development will have some impact in terms of the loss of a small area of outdoor space, the property still retains a large percentage of useable outdoor garden area.

Nine neighbours were consulted, and one comment was received. A site notice was also displayed. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

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, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 of the London Plan 2015 consolidated with amendments since 2015; and paragraphs 14, 17 and 56 - 66 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