

Mr Richard Penman
Martyn Clarke Architecture
78 Crouch Hill
London
N8 9EE

Application Ref: **2015/6485/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

15 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
11 Holmdale Road
London
NW6 1BE

Proposal:
External alterations including replacement of existing ground and lower ground floor rear extension and demolition of garages to the rear.

Drawing Nos: 6228_03_304 A, 6228_03_305, 6228_03_303, 6228_03_302, 6228_03_301, 6228_03_300, 6228_03_202, 6228_03_201, 6228_03_014, 6228_03_013, 6228_03_012, 6228_03_011, 6228_03_010, 6228_03_009, 6228_03_008, 6228_03_007, 6228_03_006, 6228_03_005, 6228_03_004, 6228_03_003, 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 6228_03_304 A, 6228_03_305, 6228_03_303, 6228_03_302, 6228_03_301, 6228_03_300, 6228_03_202, 6228_03_201, 6228_03_014, 6228_03_013, 6228_03_012, 6228_03_011, 6228_03_010, 6228_03_009, 6228_03_008, 6228_03_007, 6228_03_006, 6228_03_005, 6228_03_004, 6228_03_003, Design & Access Statement.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The size, scale and bulk of the replacement rear extension is considered to form a subordinate addition to the host building and would respect the character and setting of the neighbouring properties. The contemporary design of the extension is considered to be appropriate for this particular setting and would not have an adverse effect on the character of the original property. The remaining alterations and refurbishment works to the front and rear of the site, including the demolition of the existing garages, are all considered to improve the appearance of the original property and the character of the surrounding area.

The reduced height and depth of the proposed extension, when compared with the existing structure at the site, would ensure no undue loss of residential amenity would occur as a result of its development. Furthermore, the installation of a new side facing window at first floor level would not lead to the unacceptable overlooking of any neighbouring properties.

No objections and one letter of support were received following statutory consultation. 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 and DP26 of the London Borough of Camden Local Development Framework Development Policies and the Fortune Green and West

Hampstead Neighbourhood Plan. 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