

Mrs Dorien Molthof
138 Fordwych Road,
London,
NW2 3PA.

Application Ref: **2016/0157/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

18 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**138 Fordwych Road,
London,
NW2 3PA.**

Proposal:
Single storey side/rear extension following demolition of existing outbuilding. Alterations to main dwelling fenestrations.

Drawing Nos: (Prefix: 138FR_P_...): 001; 002; 003; 004; 005; 006; 007; 008; 009; 010; 100; 101; 102; 103; 104; 105; 106; 107; Design and 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:

(Prefix: 138FR_P_...): 001; 002; 003; 004; 005; 006; 007; 008; 009; 010; 100; 101; 102; 103; 104; 105; 106; 107; Design and Access Statement.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed single storey rear extension would not appear uncharacteristic within the local area, with a significant number of properties in the local area benefiting from single storey rear extensions of various designs. Within the last year alone, single storey rear extensions have been approved at nos. 81, 91, 98, 108, 119, 163 and 194 Fordwych Road.

The proposed extension would remain subordinate to the host dwelling and would not detract or compete with the character of the host property in terms of its size, scale or design. The bulk of the extension would replace that of the existing shed and would thus cause minimal visual disruption compared to the existing situation. The proposed alterations to fenestrations would alter the original openings of the dwelling at ground floor level however as these would not be considered visually harmful to the character or appearance of the host building, street scene or local area. This is due to the sensitive use of masonry detailing as well as its particularly enclosed location at the rear/side of the dwelling (with no public views of any of the proposed development being possible).

Due to the siting and design of the proposed extension; the set down in ground floor level compared to the adjacent gardens along Manstone Road as well as the existing boundary treatments around the site; the proposed development would not result in substantial loss of daylight, outlook or privacy to any neighbouring occupier. The proposed development is similarly not considered to cause an increased sense of enclosure or lead to an increase in light pollution for any neighbouring occupier.

The planning history of the site has been taken into account when coming to this decision. No comments/responses have been received in relation to the proposed development.

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 DP25 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; and paragraphs 14, 17 and 56-68 of the National Planning Policy Framework

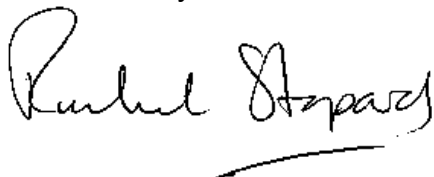
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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



Rachel Stopard
Director of Culture & Environment