

TM Design & Build Limited
28-30 Cricklewood Broadway
London
NW2 3HDApplication Ref: **2016/0220/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

29 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application GrantedAddress:
26 Ulysses Road
London
NW6 1EEProposal:
Erection of a single storey rear and side infill extension.
Drawing Nos:

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 The development hereby permitted shall be carried out in accordance with the following approved plans:



Site location plan, 001, 002, 003, 004, 005, 006, 101RevB, 103RevB, 104RevB, 105RevB, 106RevB.

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 and side infill extensions are subordinate in scale and location to the two storey host building and would respect the character and setting of the surrounding area. The simple modern design with rendered wall, glazed roof and rear aluminium sliding door of the extension would be proportionate to the size and bulk of the building.

The scheme has been revised from a flat roof to a pitched roof design which is considered acceptable as it would complement the existing roof pitches of the host property and surrounding terrace. There would be no views of the extension from the public realm. Furthermore, the proposed extension would retain a sufficiently sized rear garden as useable amenity space.

There are many similar type extensions on the terrace at Nos.16, 18, 20 and one recently given permission at No.27 Ulysses Road, therefore the proposal is considered to be in keeping with the prevailing form of development.

The proposed extension has been revised to be 2 metres to the eaves on the boundary of both adjoining neighbours No.24 and 28 Ulysses Road to reduce the impact to their amenity. No.24 benefits from its own infill extension of a similar height to the proposal. Owing to its limited bulk and location the extension would not harm the amenity of the adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure.

One objection and a comment were received which were considered before making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

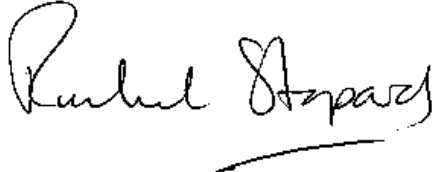
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, and 7.6 of the London Plan March 2015 consolidated with alterations 2011; and paragraphs 14, 17, and 56-66 of the National Planning Policy Framework.

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 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment