

Mr Amit Patel
Construct 360 Ltd
13 Oakdale Avenue
Kenton
Harrow
London
HA3 0UJ

Application Ref: **2015/6587/P**
Please ask for: **Carlos Martin**
Telephone: 020 7974 **2717**

1 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flats 1
2 & 4
15 Rondou Road
London
NW2 3HB**

Proposal:

Erection of single-storey rear and part side extension and internal alterations to two self-contained flats on the ground floor (flats 1 & 2) and the creation of a roof terrace for the first floor flat (no. 4).

Drawing Nos: RR15-4001 ; RR15-4002 ; RR15-4003A ; RR15-4004A; RR15-4005; RR15-4006 ; & 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: RR15-4001 ; RR15-4002 ; RR15-4003A ; RR15-4004A; RR15-4005; RR15-4006 ; & Design and Access Statement.

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

- 4 The use of the hereby approved terrace shall not commence until the screening, as shown on the approved drawings, has been constructed. The screening shall be permanently retained thereafter.

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 proposed extension is considered to be subordinate to the scale of the host building and has been sympathetically designed so as to respect the integrity of the host and surrounding properties. The proposed extension will not form an isolated feature within the surrounding as similar extensions have been recently approved at neighbouring properties. The materials to be used are sympathetic to the host building, the style of the extension is generally in keeping with the host building and the location of the extension in the rear garden means the development would not be visible from the public realm.

Although the extension shall take up outdoor amenity space, an adequate area of garden space will be retained. The proposed terrace would be of a modest size and would be properly screened at either side thus ensuring there is no potential for overlooking, this will be secured by condition. The proposed extension with its modest depth and existing boundary treatment has been sympathetically designed to ensure that it would not have an unacceptable impact on the adjoining and nearby properties in terms of loss of light. Although side facing windows are

proposed to the northern elevation, the existing fence will be retained ensuring that there would be no overlooking to number...

An objection has been received in relation to this application and duly taken into account in the assessment of this application. The site history and relevant appeals have been taken into account.

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 paragraph A13 of 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 March 2015 consolidated with alterations since 2011; and paragraphs 14, 17, and 56-66 of the National Planning Policy Framework.

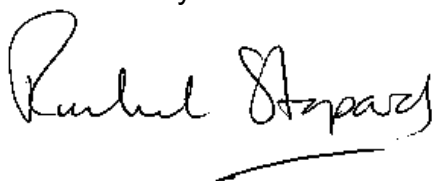
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



Rachel Stopard
Director of Culture & Environment