

Mr Lawrence Webb
Lawrence Webb Ltd
McCrone House
155a Leighton Road
London
NW5 2RD

Application Ref: **2015/3929/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

7 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
27 Inglewood Road
London
NW6 1QT

Proposal: Erection of single storey rear infill extension and replacement of rear French doors with window.

Drawing Nos: Site Location Plan; 27IR_AL(0) 001; 27IR_AL(0) 101A; 27IR_AL(1) 001E; 27IR_AL(1) 101 D; 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 and DP25 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; Site Location Plan; 27IR_AL(0) 001; 27IR_AL(0) 101A; 27IR_AL(1) 001E; 27IR_AL(1) 101 D; 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 infill extension is a modest addition subordinate to the three storey plus basement host building in terms of its location, form, scale and proportions. Set back from the rear building line by 450mm, the extension would be read as a minor addition that would preserve and enhance the conservation area. Constructed with a mono-pitched slate roof, the extension comprises materials that respect its setting and aptly mimics the form of the existing closet wing roof. Featuring glazed casement doors and 2 rooflights, the extension also benefits from fenestration that is modest and fitting for its relatively small scale.

Given that the proposed extension would be positioned at ground floor level and beside a high boundary fence with 25 Inglewood Road, there is little potential for it to cause harm to the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

One objection was received prior to making this decision, which has been duly factored within the consultation summary. The planning history of the site and relevant appeal decisions were also taken into account when coming to this decision

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under section 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed details are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 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 2015, consolidated with alterations since 2011; paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework and Fortune Green and West Hampstead Neighbourhood Plan 2014.

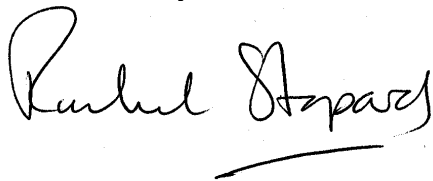
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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