

Mr Felix Padfield
Felix Design and Build Ltd
12 Chichester Road,
London,
NW6 5QN

Application Ref: **2016/1363/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

12 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
25a Lymington Road
London,
NW6 1HZ

Proposal: Single storey side extension, alterations to fenestrations and rendering to exterior walls. New sliding metal gate and fence to the front boundary. Alterations to front landscaping.

Drawing Nos: (Prefix FDB-25LY-...): A100; A101; A102; A102A; A103; A104; A105; A106A; A106; A107; A108; A109; A201; A202; A203; A204; A205; A206; A301; A302; A303; A304; A504; A505; Design & Access statement dated 10/03/16; and Email confirmation of proposed render tone received 18/04/16.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Conditions and Reasons:

- 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, policy DP24 of the London Borough of Camden Local Development Framework Development Policies and policy 2 of the adopted Fortune Green & West Hampstead Neighbourhood Plan (2015).

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:(Prefix FDB-25LY-...): A100; A101; A102; A102A; A103; A104; A105; A106A; A106; A107; A108; A109; A201; A202; A203; A204; A205; A206; A301; A302; A303; A304; A504; A505; Design & Access statement dated 10/03/16; and Email confirmation of proposed render tone received 18/04/16.

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

Informatives:

- 1 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).
- 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 Reasons for granting permission.

The application property is read as a singular dwelling along Lymington Road with a unique design, orientation, frontage and building line. As such the proposed developments would not disrupt any established pattern of development within the local area and the resulting dwelling would not cause harm to the character and appearance of the local area. Overall the proposed alterations are considered to improve the appearance of the property, whose current dated exterior somewhat detracts from the surrounding modern design.

The proposed single storey side 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 extension would lead to a loss of private outdoor space as well as a single car port, however the existing hard surfaced passage way next to the garage is of low amenity value and adequate parking provision would remain to the front. The proposed alterations to fenestrations would retain the overall proportions of each elevation and would utilise an appropriate material for frames. The proposed front fence/gate is not objectionable as the boundary treatment would not be uncharacteristic in terms of height and its design would improve the visual relationship with the surrounding modern buildings. It is considered that the re-landscaping to the front would mark an improvement from the existing site situation.

The proposed side extension would abut the rear boundary of 1 Alvanley Garden, however as the proposed eaves height would only be 2.4m and this boundary is well screened with vegetation/a close board fence; it is not considered that the impact upon the occupiers of this neighbouring would substantiate a reason for refusal. Due to the siting and design of the proposed extension as well as the existing boundary treatments around the site, it is therefore considered that the proposed development would not result in substantial loss of daylight, outlook or privacy to any neighbouring occupiers. 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.

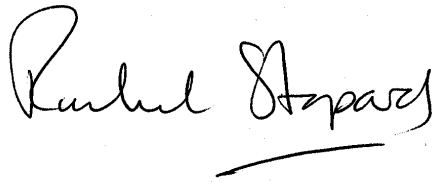
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policy 2 of the adopted Fortune Green & West Hampstead Neighbourhood Plan (2015). The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016; and paragraphs 14, 17 and 56-68 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 that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Director of Supporting Communities