

Javier Robles
Utopus
Ground Floor,
21 Bunhill Row,
London,
EC1Y 8LP

Application Ref: **2015/6256/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

11 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
39 Achilles Road
London
NW6 1DZ

Proposal: Erection of a single storey rear extension.
Drawing Nos: G-001; A-100; A-110; A-200; A-300.

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 2 of the Fortune Green and West Hampstead Neighbourhood Plan, 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: G-001; A-100; A-110; A-200; A-300.

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

- 4 Before the development hereby permitted is first occupied the rooflight shall be glazed with obscure glass only and shall be permanently maintained with obscure glazing at all times thereafter.

Reason: To protect the amenity of existing and future occupiers.

Informative(s):

- 1 Reasons for granting permission.

The proposed extension would closely mirror that at no. 37 Achilles Road granted on the 26/11/2015 by virtue of application reference 2015/3612/P. The L shape extension would cover the infill area between No. 37 and No. 39 and extend from the existing rear wall by 2.6m.

The extension is considered subordinate to the host building which has three storeys at the rear. The total floor area added would be approximately 20sqm which is considered acceptable. The glazing material is considered light weight and would create a separation between the existing outrigger and new extension, enabling it to be read as a modern addition. The render white is common on Achilles Road and is therefore considered acceptable.

The proposal is considered to impact upon the amenity of the neighbouring occupier to the south west (no.41) and north east (no. 37) in terms of loss of natural light, however the impact is not considered sufficient to warrant refusal. It should be noted that efforts have been made to mitigate the impact, by introducing a roof which pitches down from 3.2 metres to 3 metre at the boundary with no. 37 and 41. It would not result in any overlooking or loss of privacy as there would be no side windows on the proposed extension. Overall, it is considered that the proposed extension would not cause unacceptable harm to the amenity of neighbouring properties.

The planning history of the site has been taken into account when coming to this decision. No objection was received prior to making this decision.

As such, the proposed development is in general accordance with Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan, 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 CPG1 and CPG6 of the Camden Planning Guidance 2011. The proposed development also accords with policies 7.4 and 7.6 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 of the National Planning Policy Framework.

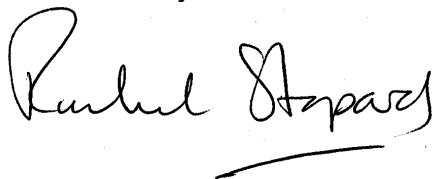
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 Noise and Licensing Enforcement Team, 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.
- 4 You are advised that the current tenant has a protected tenancy guaranteed by law. Prior to the commencement of the development hereby approved the applicant should contact the London Borough of Camden's Private Sector Housing Team on 020 7974 2543 or an independent solicitor for advice on your rights and responsibilities.

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 Supporting Communities

