

Paul Acland
Paul+O Architects Ltd
Unit 8
73 Maygrove Road
West Hampstead
London
NW6 2EG

Application Ref: **2016/2171/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 **3303**

7 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
25 Holmdale Road
London
NW6 1BJ

Proposal: Construction of single storey side and rear extensions

Drawing Nos: REV B PL-112; REV B PL-311; REV B PL-103; REV A PL-313; REV A PL-211_212.

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 REV B PL-112; REV B PL-311; REV B PL-103; REV A PL-313; REV A PL-211_212.

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

Informative(s):

- 1 Reasons for granting permission.

The extensions are subordinate to the host building in terms of form, scale and proportions. Due to the proposal's location to the rear it would not be visible from the public realm nor from surrounding properties and a reasonable proportion of the garden would be retained.

Due to the proposed extensions' size and location, there would be minimal harm to the amenity of any adjoining residential occupiers in terms of the loss of sunlight, outlook, privacy or an increased sense of enclosure.

Two objections have been received, which both raised concerns with regards to the loss of sunlight/outlook and impact on the amenity resulting from the rear extension. The proposal has been amended to take into consideration the matters raised and subsequently has been reduced in height and depth. Furthermore, the planning history of the site was 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, 7.6 and 7.8 of the London Plan 2016; paragraphs 14, 17, and 56-66 and 126-141 of the National Planning Policy Framework; and Fortune Green and West Hampstead Neighbourhood and policies 2(ii)(iv)(vii).

- 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).

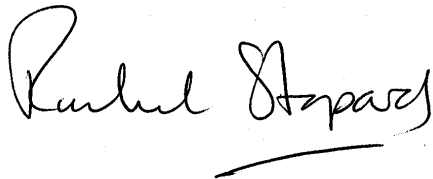
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Supporting Communities