

Mr N Mosley
NMA
31 Beresford Road
London
N5 2HS UK

Application Ref: **2016/3193/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

8 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
6 Achilles Road
London
NW6 1EA

Proposal:
Erection of a single storey rear infill and rear extension to the dwellinghouse (C3).
Drawing Nos: Design & Access statement, NMA15 01 100RevP1, NMA15 01 200RevP1,
NMA15 02 100RevP1.

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:

Design & Access statement, NMA15 01 100RevP1, NMA15 01 200RevP1, NMA15 02 100RevP1.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed extension would be an infill between the outrigger and the boundary, it would include an extension to the rear, both of which are considered subordinate to the host building. The proposed render white material and aluminium framed openings are common on Achilles Road and is therefore considered acceptable.

The proposed extension would be similar to that granted in recent years at No.37, 39 and 3 Achilles Road, referenced; 2015/3612/P, 2012/5184/P and 2012/5184/P respectively, as such the proposed extension would not look out-of-character in this non-designated area.

Due to its modest size and layout, it would not result in any loss of outlook and light or loss of privacy. 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, but one letter of support from the adjoining neighbour 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 2015. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2016; and paragraphs 14, 17, 56 -66 of the National Planning Policy Framework.

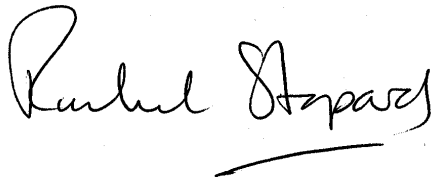
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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
Executive Director Supporting Communities