

Mr Patrick Soto
21A Fordwych Road
London
NW23TN

Application Ref: **2016/3269/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

20 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat A
21 Fordwych Road
London
NW2 3TN

Proposal:
Erection of single storey side/rear extension with 2 x rooflights.
Drawing Nos: 01, 02, and 03 received 13/06/2016 and site location plan dated 22/06/2016.

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: 01, 02, and 03 received 13/06/2016 and site location plan dated 22/06/2016.

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

Informative(s):

- 1 Reasons for granting permission

The proposed alterations are similar to those previously approved on 31/10/2013 (reference 2013/3744/P) and 13/02/2012 (reference 2011/5727/P). The previously approved proposal has been revised to remove the side extension; increase the depth of the rear extension by 1m; and change the design of the proposal to widen the existing single storey rear extension.

The proposed rear extension would be a similar size and construction as the previously approved design, but the party wall would be constructed of matching brick as opposed to the previously approved glass wall boundary. This is considered an improvement, as the brickwork would be more sympathetic and in keeping with the host building. The increase in depth is considered minimal and a minor alteration that would not harm the character of the host building.

The proposal also includes the alteration and widening of the side elevation to the existing single storey rear extension. The altered design is of a similar footprint to that previously approved but features a flat roof as opposed to a pitched roof and three smaller, more traditional windows to the side elevation rather than two large windows. The changes are considered minor alterations that would be in keeping with the character of the existing building.

The proposal includes the creation of new windows to the side of the ground floor extension, but as these are in a similar position to those previously approved, they are not considered to raise new issues in terms of loss of privacy for neighbouring residents. In addition, the existing boundary fencing would help to block views between the neighbouring properties.

The use of brickwork rather than glazing for the boundary wall shared with no.19 is considered an improvement in terms of privacy; and at 2.75m high, the extension is unlikely to result in a significant decrease in daylight levels to neighbouring rooms, especially as the extension would be constructed to the north of no.19.

No comments have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The subject property is not a listed building, nor is it within the setting of a listed building or a conservation area.

As such, the proposed development is in general accordance with policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015, 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 and 7.6 of the London Plan 2016; and paragraphs 14, 17, and 56 -66 of the National Planning Policy Framework.

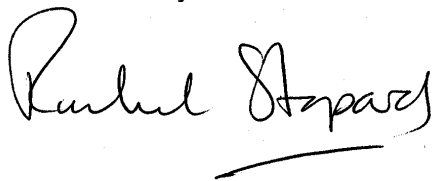
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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



Rachel Stopard

