

Mr Michael Lynn  
Flat 1, 14 Fairhazal Gardens  
London  
NW6 3SH

Application Ref: **2016/2890/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

29 July 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**4 Fairhazel Gardens  
London  
NW6 3SG**

Proposal:

Erection of single storey rear extension.

Drawing Nos: 002, 003, 004, 010, 020, 021, 022, 023, 102, 103, 110 REVA, 120 REVA, 121 REVA and 122 REVA, 150 REVA and 293.

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 002, 003, 004, 010, 020, 021, 022, 023, 102, 103, 110 REVA, 120 REVA, 121 REVA and 122 REVA, 150 REVA and 293.

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

#### Informative(s):

- 1 Reasons for granting permission:

The application is essentially an amendment to an extant application for a rear extension and mansard roof extension granted 11/12/2013 (ref 2012/6334/P), namely to omit the roof extension. The proposed extension is identical to the one previously approved.

The rear garden of the application site is more representative of a yard, primarily concrete and 1.8m to 3.6m in depth. The extension would be a single storey addition located to the rear and would be adjacent to number 2 Fairhazel Gardens. The extension would project the full depth of the rear yard and be 4.1m wide, and would be constructed with a flat roof with parapet 3.25m in height.

The proposed extension would be visible from Fairfax Place. However, the extension proposed would not appear at odds with the existing built environment which is characterised by large double height rear projections. The extension would feature white painted French doors with fan lights that would open onto the existing garden/yard space which could still accommodate a small table and chairs.

As such, the proposed extension would be subordinate to the scale and proportions of the host building and would match its design and materials as closely as possible it is considered acceptable in accordance with policies CS14 and DP24 of Camden's LDF.

The proposed extension would be approximately the same height as the party wall it would abut, and as there are no windows facing it, it is not considered to impact upon daylight/sunlight or outlook from any adjoining property.

No objections were received prior to making this decision.

The planning history of the site and surrounding area has been 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.

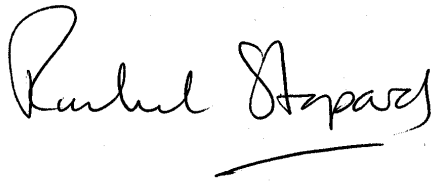
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



Rachel Stopard  
Executive Director Supporting Communities