

J Bowman
BBD
18 Ryland Rd
London NW5 3EA

Application Ref: **2016/3300/P**
Please ask for: **Amy Grace Douglas**
Telephone: 020 7974 **8096**

2 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat A
64 Menelik Road
London
NW2 3RH**

Proposal:

External alterations including enlarging window opening on rear elevation to allow for door, addition of one frosted glass window to side elevation and installation of new door to enclose front porch area

Drawing Nos: 16007-01 Rev S2; 16007-04 Rev S1; 16007-03 Rev S2; 16007-02 Rev S2; 16007-00 Rev A; 16007-04 Rev P1

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 [and DP25 if in CA] 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 [16007-01 Rev S2; 16007-04 Rev S1; 16007-03 Rev S2; 16007-02 Rev S2; 16007-00 Rev A; 16007-04 Rev P1]

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The subject property is not within a conservation area, and the proposed installation of an obscure glazed window to the side elevation and the replacement of a window with double doors to the rear elevation are considered to be acceptable alterations that would not significantly harm the character of the area or the host building. The design and materials would match the existing and as such would ensure they are appropriately integrated into the host building in accordance with Policy DP24. The enclosing of the porch would not significantly impact the host building nor detrimentally harm the character of the streetscene. The proposed door would be of a similar fenestration to existing windows and is not dissimilar to similar development at nearby properties.

Overall, the proposed external alterations are considered to maintain the character and appearance of the property. The additional openings would not be placed on elevations without existing windows or doors therefore no overlooking or loss of privacy for the neighbouring properties would occur, and as such there is no harm in terms of residential amenity.

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

The application has been advertised by means of letters to adjoining properties, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

As such, the proposed development is in general accordance with Policy CS14 of the London Borough of Camden Local Development Framework Core Strategy,

Policy 4 of the Fortune Green and West Hampstead Neighbourhood Plan 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, 47-55, 56 -68 and 126-141 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).

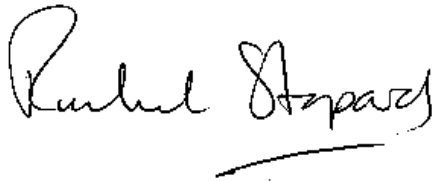
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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