

Louise Bouvier  
Flat 1, 4 Sherriff Road  
London  
NW6 2AP

Application Ref: **2016/3634/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

24 August 2016

Dear Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 1  
4 Sherriff Road  
London  
NW6 2AP**

Proposal:

Single storey, ground floor rear extension including high level clearstory window to west elevation.

Drawing Nos: Design and Access Statement, Site Location Plan, 1000, 1001, 1002, 1010, 1012, 1013, 1014, 1015 and 1016.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement, Site Location Plan, 1000, 1001, 1002, 1010, 1012, 1013, 1014, 1015 and 1016.

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

- 3 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.

#### Informatives:

- 1 Reasons for granting permission:

By virtue of its size, position, scale and design, the proposed ground floor rear extension is considered to be acceptable and would represent a subordinate structure in the context of the site. The depth of the extension is 1.2m more than the extension at Flat 2, 4 Sherriff Road however this is necessary to accommodate a fire escape window for the new bedroom serving Flat 2. The large garden means the site is able to accommodate the size of the proposed extension without dominating the host building.

The extension is not considered to cause amenity concerns due to its height and scale it is considered there would not be harmful loss of light or outlook. Given the siting of the windows there would be no harm to neighbouring residents privacy.

One objection was received in relation to the application and has been considered in 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 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 1 and 2 of the Fortune Green & West Hampstead Neighbourhood Plan 2015, the London Plan 2016 and the National Planning Policy Framework.

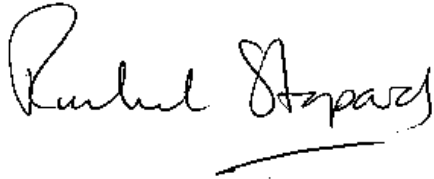
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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