

Ms Carolina Thorbert  
Barbara Weiss Architects  
Ground Floor, Millbank Tower  
21-24 Millbank  
London  
SW1P 4QP

Application Ref: **2016/2185/P**  
Please ask for: **Helaina Farthing**  
Telephone: 020 7974 **3303**

15 September 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**Flat A**  
**28 Holmdale Road**  
**London**  
**NW6 1BL**

Proposal:

Erection of single storey extension to the side of the existing flat and the enlargement of the existing light well (class C3).

Drawing Nos: Site Location Plan; REVA EX(01)00; REVA EX(01)B1; REVA (03)01; REVB PL(03)01; REVA PL(01)00; REVA PL(01)B.

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 Site Location Plan; REVA EX(01)00; REVA EX(01)B1; REVA (03)01; REVB PL(03)01; REVA PL(01)00; REVA PL(01)B.

Reason:

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

#### Informative(s):

- 1 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).
- 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 Reasons for granting permission.

The proposed single storey infill extension is considered to be of an acceptable form, scale and proportion when taking into consideration the host building and the approved permission for the neighbouring property. The location of the extension at the side/rear of the existing dwelling house would mean that it would not be visible from the public realm and would also ensure that a reasonable proportion of private amenity space is retained.

Due to the proposed extension's size and location as well as taking into account

the adjoining properties, there would be minimal harm to the amenity of any adjoining residential occupiers in terms of the loss of sunlight and outlook, privacy or added sense of enclosure. The proposed extension would not extend beyond the existing building line, built to align with the recently granted prior approval (ref: 2016/3944/P) for a side infill extension at the neighbouring property at 26 Holmdale Road. The proposed infill extension will be of the same scale and bulk to that at 26 Holmdale Road.

The proposal will also increase the size of the existing rear light well. Given the size of the existing light well, the positioning and scale of the enlargement is not considered to impact on the character of the area nor is it viewed to harm the amenity of the adjoining properties.

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

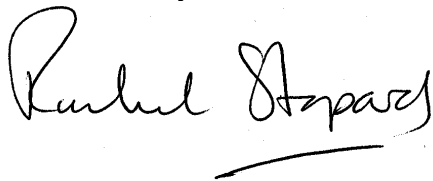
As such, the proposed development is in general accordance with policies CS5 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016; and paragraphs 14, 17, and 56-66 and 126-141 of the National Planning Policy Framework and Fortune Green and West Hampstead Neighbourhood and policies 2(ii)(iv)(vii).

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