

Mr Said Bashkal
Bashkal Associates
12 Albany Road
London
N18 2DX

Application Ref: **2016/4126/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

15 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat B
22 Woodchurch Road
London
NW6 3PN**

Proposal:

Erection of single storey side extension to ground floor flat (C3)
Drawing Nos: (Prefix: 160637-) 01, 02, 03, 04 (all dated June 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 and DP25 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: (Prefix: 160637-) 01, 02, 03, 04 (all dated June 2016).

Reason:

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

Informative(s):

- 1 Reasons for granting permission. [Delegated]

Overall it is considered that the proposed extension would not cause significant harm to the character and appearance of the host property due to its siting, scale and design. The proposed infill side extension would be built on the under-utilized patio/gravelled area, replacing the existing lean to structure and is situated behind the existing 2 storey side extension/stair which would obscure the extension from view from Woodchurch Road. It is acknowledged that the property benefits from a number of existing extensions however due to its enclosed position and the orientation of host and surrounding plots; the hereby proposed extension would remain concealed from all views except from the end of the rear garden of no.54 West End Lane. The extension would be constructed of materials reflective of the local palette; features a design which would not visually dominate the host property but remain sympathetic; and would not lead to an overdevelopment of the site. The development is therefore not considered to result in harm to the character and appearance of the host dwelling, preserving the special character of the conservation area.

Due to the unique surrounding plot layout, the flank elevation of the proposed extension would extend along the rear boundary of no.54 West End Lane, with the plot for no.28-24 Woodchurch Road stopping short of the boundary with this property. As such the proposed flank (with a height of 2.1m) would be situated approximately 23.5m from the rear elevation of the abutting neighbour. Considering the distances between the properties as well as the modest size of the extension, it is not considered that the development would give rise to any impacts to the residential amenities of any nearby resident to a level of detriment.

The planning history has been taken into account in coming to this decision. No comments/objections were received in relation to the proposed development. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise

and Regulatory Reform Act 2013.

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, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

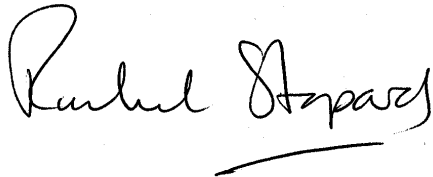
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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
Executive Director Supporting Communities