

Mr Michael Rawlings
Mr Smith
Flat Ground Floor
186 Fordwych Road
London
NW2 3NX

Application Ref: **2016/3633/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

13 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
Ground Floor Flat
186 Fordwych Road
London
NW2 3NX

Proposal:
Erection of single storey rear extension and side infill extension at ground floor level.
Drawing Nos: FW-1001-PLN Rev A.

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 plan: FW-1001-PLN Rev A.

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

Informative(s):

- 1 Reasons for granting permission.

The application relates to the ground floor flat of a two storey semi-detached property of traditional appearance. Planning permission is sought for the erection of a single storey rear extension and side infill extension. The rear extension would measure 3 metres in height, 3.55 metres wide, with a maximum depth of 2.1 metres. The extension to the existing side infill extension would measure 3 metres in height, 2.55 metres wide and 3.44 metres deep.

The extension is considered subordinate to the original building in terms of its scale and massing and respects the existing pattern of rear extensions within Fordwych Road. A setback has been introduced to help differentiate between the historic and proposed new fabric, in accordance with Chapter 4 of Camden Planning Guidance 1 (Design).

The proposed extension would be constructed from traditional materials. The brickwork would reflect the finish elsewhere on the property. Due to the prevalence of UPVC doors on the adjoining properties and their position at lower ground floor level, the choice of material for the door frames is not considered to be detrimental to the character or appearance of the building.

The extension would allow for the retention of a reasonable proportion of the rear garden/amenity space (approximately 35 square metres).

The proposed rear extension would not impact upon the amenity of the neighbouring occupier at No.188 as it would align with the existing rear extension at this property. The side infill extension has been setback from the rear building line and party wall in order to limit the impact on No. 184; as such it would not significantly impact on the amenity of this occupier.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan, 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 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.

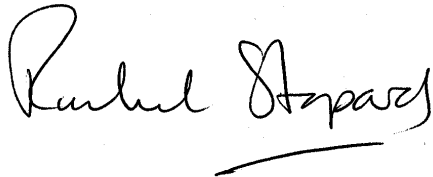
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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