

Ms Dolores Altaras
Altaras Architecture Ltd
41 High Street
Barkway
Royston
SG8 8EA

Application Ref: **2016/4851/P**
Please ask for: **Oluwaseyi Enirayetan**
Telephone: 020 7974 **3229**

4 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
5 Somali Road
London
NW2 3RN

Proposal:

Erection of ground floor rear extension with 2 x rooflights and timber decking steps.

Drawing Nos: Site location plan; Existing and Proposed Block Plans; 01; 02; 03; 04; Design and Access Statement.

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 The development hereby permitted shall be carried out in accordance with the following approved plans; Site location plan; Existing and Proposed Block Plans; 01; 02; 03; 04.

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 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The extension would be a modest 3m long addition to the host building. It would be subordinate in scale and location and would not result in a bulky appearance due to its design. The proposed fenestration and materials would complement the host building. Given this, the proposed full width single storey rear extension would be acceptable.

The proposed timber decking would have no detrimental impacts on the design and the proposed extension would still allow a reasonable sized garden.

No openings are proposed on either side of the elevations and the depth and height of proposed extension would not exceed 3m. As a result, the proposed extension would not harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy.

No comment has been received prior to coming to this decision. The site's planning history was taken into account when coming to this decision.

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, policies DP24 and DP26 of the London Borough of Camden Local Development Framework Policies and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan. The proposed development also accords with The London Plan March 2016 consolidated 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).

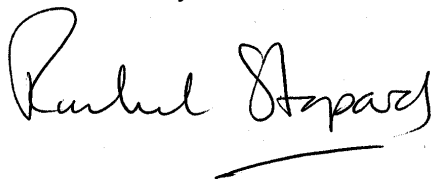
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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