

Mr David Anderson
Andooi Design Ltd
Chemin du Haut de St Pierre
Ladeveze-Ville
32230 France

Application Ref: **2016/5274/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

16 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
47 Solent Road
LONDON
NW6 1TY

Proposal:

The erection of a single storey infill and rear extension to existing rear outrigger following the removal of the existing conservatory.

Drawing Nos: Site location, P-1, P-2A, P-3A.

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, P-1, P-2A, P-3A.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed single storey infill and rear extension are subordinate in scale and location to the two storey host building with outrigger, and respects the character and setting of neighbouring buildings. There are a number of similar extensions within the vicinity of the site and this would not be noticeably different in terms of being higher, or project out further than any of these existing/permissions extensions at; 37 Solent Road given permission ref; (2014/6445/P), 51 Sumatra Rd (2015/3387/P), 84 Iverson Rd (2015/7226/P) and 158 Iverson Rd (2015/4837/P). The scheme has been revised from being a 3 metre tall flat roof extension, to having a pitched roof for the infill extension which is considered less bulky and more subordinate to the host property.

The rear extension to the rear of the outrigger would replace the footprint of the existing conservatory. The outdoor amenity space will remain largely unaffected as approximately 50% of the rear garden would remain which is considered an acceptable level of outdoor amenity space.

The simple modern design is appropriate for the area and host building; the use of reclaimed brick, tiled roof with rooflights and sliding doors are considered to be acceptable as it would read as a high quality contemporary addition to the building.

Due to the higher position of the adjoining neighbour, the proposed extension's size and location and revised plans from 3 metres on the boundary down to 2.6 metres on boundary (only approx. 100mm higher than existing boundary), it would not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure. The rooflights on the infill extension would result in some degree of light spill but it would likely be negligible and not substantial enough to warrant refusal.

No objections were received prior to making 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 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 and 7.6 of the London Plan 2016; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

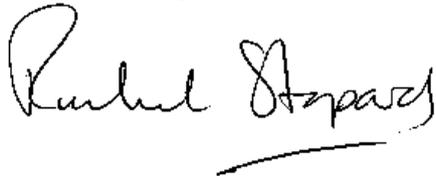
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 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