

Mr Niki Marshall
NMA Studio
Studio 43
Containerville Studios
35 Corbridge Crescent
London
E2 9DS

Application Ref: **2016/5568/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974

25 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
182 Fordwych Road
London
NW2 3NX

Proposal:
Erection of single storey rear and side infill extension, and alterations to rear and side windows and door.

Drawing Nos: 122-S00; 122-S01; 122-S02; 122-EXGA00/01_T1; 122-EXGARF_T1; 122-EXGE01/02_T1; 122-EXGS01/02_T1; 122-EXGS03_T1; 122-GA00/01_T2; 122-GARF_T2; 122-GE01/02_T1; 122-GS01/02_T1; 122-GS03_T1

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 plans- 122-S00; 122-S01; 122-S02; 122-EXGA00/01_T1; 122-EXGARF_T1; 122-EXGE01/02_T1; 122-EXGS01/02_T1; 122-EXGS03_T1; 122-GA00/01_T2; 122-GARF_T2; 122-GE01/02_T1; 122-GS01/02_T1; 122-GS03_T1

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

Informative(s):

- 1 Reasons for granting permission.

The proposed extension infilling the rear side gap would extend 0.8m forward of the rear building line of the existing closet wing in order to incorporate a wrap-around window. However this is considered acceptable in this context due to the variety of depths of other rear wings along this terrace of properties. It is considered that the extension overall would remain subordinate to the host building in terms of design, form and scale, and would not detract from the design and proportions of the original building.

The extension would be of a modern appearance with a light grey render finish which would ensure a clear differentiation between the extension and the original red brick property. Its design and materials are acceptable. The replacement metal windows and doors for non-original windows on the rear elevations and the new flush rooflights inserted into the flat roof are acceptable in design terms.

The proposal would result in the loss of the rear closet wing chimney and one first floor side window; however given that neighbouring properties have been similarly altered, this is considered acceptable.

The extension would be 3m high and set in 0.8m from the boundary with No. 22 Skardu Road; given the distance from this neighbouring property and the existing high boundary fence, it is not considered that the proposed extension would significantly harm the amenity of the neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy. The proposed side wrap-around window would not have a detrimental impact on the privacy of the neighbouring occupiers of No. 184 Fordwych Road, as it faces a blank wall of their rear extension built along the boundary.

The combined extensions would allow for the retention of a reasonably sized rear garden.

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 of the London Plan 2016 and of the National Planning Policy Framework 2012.

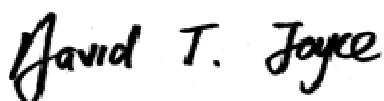
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Executive Director Supporting Communities