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E8 3QW

Application Ref: **2016/5474/P**  
Please ask for: **Charlotte Meynell**  
Telephone: 020 7974

1 December 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:  
**8 West Cottages**  
**West End Lane**  
**London**  
**NW6 1RJ**

Proposal:  
Demolish existing single storey rear projection. Single storey rear extension with roof terrace. Alterations to first floor rear elevation.

Drawing Nos: 900; A001 Rev. C; A002 Rev. B; A100 Rev. C; A200 Rev. B; A201; Design and Access Statement; S001 Rev A; S002 Rev. A; S003 Rev. A; S100 Rev. A; S200 Rev. A; S300 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 policies 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 900; A001 Rev. C; A002 Rev. B; A100 Rev. C; A200 Rev. B; A201; Design and Access Statement; S001 Rev A; S002 Rev. A; S003 Rev. A; S100 Rev. A; S200 Rev. A; S300 Rev. A.

Reason:

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

- 4 The use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed extension would be full width and would include a roof terrace at first floor level. Rear roof terraces at first floor level are an established feature of the majority of properties along West Cottages. Metal railings would enclose the roof terrace and the scheme has been revised to include an opaque glazed privacy screen between the roof terraces at No. 8 and No. 9 that would have a lightweight frameless design.

The proposed extension and roof terrace would not be visible from the public realm, and would remain subordinate to the host building in terms of form and scale, and would respect and preserve the design and proportions of the original building and the character and appearance of the West End Green Conservation Area.

The proposed extension would be 3m high and would adjoin the existing single storey rear extension at No. 9 West Cottages; given that the extension would not

protrude further forward than the existing rear building line and the proposed privacy screen has been revised to be set in from the boundary and reduced in height and length, it is not considered that the roof terrace would significantly harm the amenity of the neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy. The proposed roof terrace would not have a detrimental impact on the privacy of the neighbouring occupiers of No. 7 West Cottages, as they do not benefit from a first floor roof terrace, and the flank wall of their rear extension is 0.7m higher than the proposed roof terrace.

The extension would allow for the retention of a reasonably sized rear garden of a similar depth to neighbouring properties.

One objection has been received and duly taken into account prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 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 policies of the London Plan 2016 and of the National Planning Policy Framework 2012.

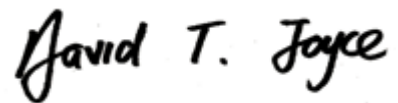
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

David Joyce  
Executive Director Supporting Communities