

Mr William Avery
WEA Planning
98 Victoria Road
London
NW10 6NB

Application Ref: **2016/4917/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

3 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Ground Floor Flat
1 Fordwych Road
London
NW2 3TN**

Proposal:

Single storey, wrap-around extension to ground floor flat.

Drawing Nos: 1603-01_PL_000; 1603-01_PL_001; 1603-01_PL_002 Rev B; 1603-01_PL_003; 1603-01_PL_004; 1603-01_PL_102 Rev F; 1603-01_PL_104 Rev F; 1603-01_PL_103 Rev E; C; 1603-01_PL_101 Rev F.

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: 1603-01_PL_000; 1603-01_PL_001; 1603-01_PL_002 Rev B; 1603-01_PL_003; 1603-01_PL_004; 1603-01_PL_102 Rev F; 1603-01_PL_104 Rev F; 1603-01 PL 103 Rev E; C; 1603-01_PL_101 Rev F.

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

- 3 Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including sections at 1:10 of sash window (including jambs, head and cill), ventilation grills, external doors and gates;

b) Manufacturer's specification details of timber cladding (to be submitted to the Local Planning Authority) and samples of those materials.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

- 1 Reasons for granting

Planning permission is sought for a wraparound extension measuring 10 metres deep by 6.4 metres at its widest point. There are similarly sized extensions along

this road, for example Nos. 21 and 25 have wraparound ground floor extensions and No.9 has a full width side infill extension. In view of the existing extensions the principle of a wraparound rear extension is considered to be acceptable. With regard to the design and use of materials, the timber cladding would add interest to the property's rear elevation and help to distinguish the extension from the historic building, whilst the rear glazing would give the extension a modern, lightweight appearance.

On the south-eastern boundary the flank wall of the proposed extension would measure 10 metres deep however it is set back from the shared boundary with Nos. 41-53 Mangrove Road and so there would be no significant amenity impact. On the opposite side the proposed extension projects 2.5 metres beyond the rear building line of No. 3 Fordwych Road; however, the proposal will not significantly impact upon the amenity of the neighbouring occupier in term of loss of light, outlook and increased sense of enclosure due to the existing high boundary treatment. The other works include the addition of new windows in the property's south-eastern (flank) elevation. These proposed new windows are not considered to raise issues in terms of loss of privacy for neighbouring residents as the existing boundary fencing would help to block views between properties. Finally, the extension would allow for the retention of a reasonable proportion of the rear garden amenity space.

Two objections have been received prior to making this decision, which have been duly taken into consideration. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The subject property is not a listed building, nor is it within the setting of a listed building or a conservation area.

As such, the proposed development is in general accordance with policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015, 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 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

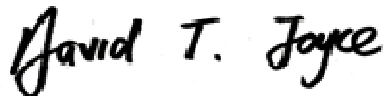
<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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, slightly slanted style.

David Joyce
Executive Director Supporting Communities