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Flower Michelin Architects LLP
Unit 8, 27 Ackmar Road
London
SW6 4UR

Application Ref: **2016/6612/P**
Please ask for:
Nora-Andreea.Constantinescu
Telephone: 020 7974 **5758**

25 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
22 Westbere Road
London
NW2 3SR

Proposal:

Single storey side and rear extensions with terrace on the rear projection, replacement of window at first floor with glazing doors to the rear, alterations to the windows at first floor and installation of 2 rooflights to the side elevation of residential dwelling (Class C3)

Drawing Nos: 172_81_SLP; 172_81_01; 172_81_10; 172_81_11; 172_81_13; 172_81_20; 172_81_31; 172_81_32; 172_41_10B; 172_41_11B; 172_41_13A; 172_41_20A; 172_41_31B; 172_41_32B; Floor Risk Assessment letter; 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 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:

172_81_SLP; 172_81_01; 172_81_10; 172_81_11; 172_81_13; 172_81_20; 172_81_31; 172_81_32; 172_41_10B; 172_41_11B; 172_41_13A; 172_41_20A; 172_41_31B; 172_41_32B; Floor Risk Assessment letter; Design and Access Statement.

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 development of the ground floor involves a rear extension projecting with the same width as the existing two storey outrigger and along the boundary with no 20 Westbere Road, and a side extension which projects in line with the dwellings' side wall and retains the existing passage way. The overall appearance of the proposed extension is considered to not cause significant harm to the host dwelling or to the character of the area.

The proposed terrace at the first floor level will be set in with 0.7cm from the boundary with the property at no 20 Westbere Road with an obscure glass privacy screen of 1.8m high to overcome impact on the neighbouring amenity in terms of overlooking, which is considered acceptable. The terrace will be also bordered by a glass balustrade to the rear with an approximate height of 1m. In order to allow

access on the terrace, the existing window at first floor has been replaced with doors, which have a width that respects the vertical hierarchy of windows on the rear elevation. The proposal is not considered to cause significant harm to the amenity of the adjoining residents.

The doors and windows part of the new extensions would be metal framed. The proposal includes the repositioning of one window and the creation of a larger opening on the side elevation facing no 24 Westbere Road. The proposed windows would be double-glazed timber sash windows to match existing. This is considered to not cause significant harm to the appearance of the host dwelling, to the character of the area or to the neighbouring amenities.

The proposed two rooflights on the side roofslope are considered acceptable.

Through negotiation with the applicant the height of the extension has been reduced, the wrap around element of the ground floor extension has been removed and the proposed doors at the first floor reduced in width.

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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 and CS14 and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 and DP26. The proposed development also accords with London Plan 2016 and National Planning Policy Framework 2012.

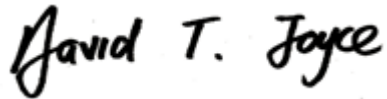
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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