

Mr Yiannis Pareas
Yiannis Pareas Chartered Architects
82 Mill Lane
West Hampstead
London
NW6 1NL

Application Ref: **2016/6620/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

31 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Basement Flat
9 Kingdon Road
London
NW6 1PJ**

Proposal:

Erection of single storey rear and side infill extension, part excavation of rear garden to create rear patio.

Drawing Nos: 518/1; 518/2; 518/3; 518/4; 518/5 Rev. A; 518/6 Rev. A; 518/7 518/8; 518/9;
Design and Access Statement; Site Location Plan.

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 518/1; 518/2; 518/3; 518/4; 518/5 Rev. A; 518/6 Rev. A; 518/7 518/8; 518/9; Design and Access Statement; Site Location Plan.

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

- 4 The rooflights in the roof of the single storey rear extension shall be obscure glazed, and such glazing shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable light pollution to 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 extend 4.3m forward of the rear building line; infilling the rear side gap. The rear garden would be further excavated to create a patio behind the extension. The rear garden would be 1.6m higher than the patio level which would partially obscure the rear extension and reduce its visual impact when viewed from the garden. A full-width wraparound extension at the site with a depth of 3m was also approved in 2011 under application 2011/3926/P.

The extension would be constructed using brick to match the host building, but the fenestration details would be of a contemporary style with the inclusion of glazed French doors and folding doors in powder coated aluminium to the rear, and the addition of two pitched rooflights adjacent to the rear elevation of the closet wing. The proposed extension would not be visible from the public realm, and 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.

Due to the sunken location of the extension behind existing high boundary walls, it is not considered that the proposal would significantly harm the amenity of

neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy. The proposed rooflights would be located directly beneath a habitable window of the ground floor flat above, but as they are proposed to be obscure glazed, it is not anticipated that the rooflights would have a detrimental impact in terms of light pollution.

One neighbour comment was received prior to making this decision. The planning history of the site and surrounding area 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.

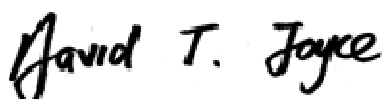
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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