

Miss Claire Leveson
6 Fortess Grove
London
NW5 2HE

Application Ref: **2016/6803/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

6 February 2017

Dear Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
6 Fortess Grove
London
NW5 2HE

Proposal:
Erection of single storey rear infill extension at ground floor level.

Drawing Nos: PA-E-1002 01, PA-E-1003 01, PA-E-1004 01, PA-E-1006 01, PA-E-1007 01, PA-E-1008 01, PA-E-1009 01, PA-P-1003 02, PA-P-1004 02, PA-P-1006 03, PA-P-1007 03, PA-P-1008 02, PA-P-1009 02, PA-E-1000 01, Design & Access Statement dated 04/12/2016.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 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 PA-E-1002 01, PA-E-1003 01, PA-E-1004 01, PA-E-1006 01, PA-E-1007 01, PA-E-1008 01, PA-E-1009 01, PA-P-1003 02, PA-P-1004 02, PA-P-1006 03, PA-P-1007 03, PA-P-1008 02, PA-P-1009 02, PA-E-1000 01, Design & Access Statement dated 04/12/2016.

Reason:

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

- 4 The flat roof of the extension hereby approved shall not be used at any time as a roof terrace.

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.

Informatives:

- 1 Reasons for granting permission.

The size, scale, bulk and design of the proposed single storey rear infill extension is considered to form a proportionate addition that respects the character and setting of the host and neighbouring properties. Furthermore, its simple flat roof design and use of traditional finishing materials would complement the appearance of the existing rear facade and property as a whole. The proposed extension would be located to the rear of the site and its contextual design and limited visibility from the public realm would ensure no significant impact to the appearance of the surrounding conservation area would occur as a result of the development, particularly given the existence of similar structures to neighbouring properties in the terrace.

The proposed extension would be built to the same height and depth as the existing single storey extension to the rear of the property and is not considered to cause an undue loss of residential amenity to adjoining properties in terms of loss of light, outlook or privacy.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing 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.

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

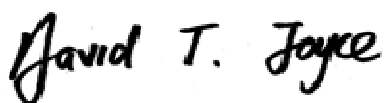
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 3 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).

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

