

Mr Nicholas von Bromsen
22 James Stewart House
Dyne Road
London
NW6 7XY

Application Ref: **2017/0128/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

6 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat A
6 Garlinge Road
London
NW2 3TR**

Proposal: Erection of single storey rear extension and installation of 1 x side window at lower ground floor level.

Drawing Nos: GR000; GR001; GR002; GR003; GR004; GR005; GR006; and GR007.

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 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 GR000; GR001; GR002; GR003; GR004; GR005; GR006; and GR007.

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

Informatives:

- 1 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.
- 2 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.
- 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).
- 4 Reasons for granting permission.

The proposed lower ground floor extension would be full-width and would extend 3.0m forward of the rear building line. The extension would be rendered white to match the existing ground floor of the building, but the fenestration details would be of a contemporary style with the inclusion of folding doors in powder coated aluminium to the rear.

The proposed extension would not be visible from the public realm. It would be subordinate to the host building and would sit comfortably with it in terms of design, form and scale and would not detract from the design and proportions of the existing building. The extension would allow for the retention of a reasonably sized rear garden.

A new obscure glazed timber framed window would be inserted into the flank elevation at lower ground floor level. This would match the existing side window in terms of size and positioning, and is considered acceptable in design terms.

The proposed lower ground floor extension would not give rise to any adverse impact on the amenity of neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

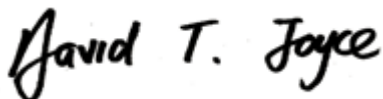
As such, the proposed development is in general accordance with policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan, policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies G1, A1, and D1 of the London Borough of Camden Local Plan Submission Draft 2016. The proposed development also accords with the policies of the London Plan 2016 and of the National Planning Policy Framework.

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
Director of Planning and Regeneration