

Mr Paul Cramphorn  
Detailed Planning Ltd  
Unit 6 St Albans House  
St Albans Lane  
Golders Green  
London  
NW11 7QE

Application Ref: **2017/1027/P**  
Please ask for: **Anna Roe**  
Telephone: 020 7974 **1226**

19 April 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**17 Ulysses Road**  
**London**  
**NW6 1ED**

Proposal: Erection of single storey rear/side (in-fill extension) with pitched roof and x4 roof lights.

Drawing Nos: (1219JB\_FUL): SH1; SH2; SH3; SH4; SH5; SH6; SH7 Rev B; SH8 Rev B; SH9 Rev B; SH10 Rev B; SH11 Rev B; SH12 Rev B; SH13 Rev B.

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: (1219JB\_FUL) SH1; SH2; SH3; SH4; SH5; SH6; SH7 Rev B; SH8 Rev B; SH9 Rev B; SH10 Rev B; SH11 Rev B; SH12 Rev B; SH13 Rev B.

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

#### Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for the erection of a single storey side infill extension. The proposed extension would extend 6.5 metres from the existing rear elevation, whilst the roof slopes down to 2.8 metres at the boundary with no.19 (to the west).

The proposed extension is considered subordinate to the original building in terms of its height and width and respects the existing pattern of rear extensions within Ulysses Road. The proposed extension would be constructed from a mix of traditional and modern materials including, slate roof tiles, brick and aluminium framed sliding doors. The brickwork and slate would match the existing building and the glazing/sliding doors would give the extension a modern appearance. The extension would allow for the retention of a reasonable proportion of the rear garden/amenity space (approximately 67 square metres).

The proposed rear extension would not impact upon the amenity of the neighbouring occupier to the east (no.15). The proposal would cause some loss of light to the kitchen window of no. 19 but this is considered to not be to an unacceptable level as the kitchen is dual aspect. It should be noted that efforts have been made to mitigate the impact, by reducing the height of the extension to 2.8metres at the boundary with no.19.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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, policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies D1 and A1 of the

Camden Local Plan Submission Draft 2016. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

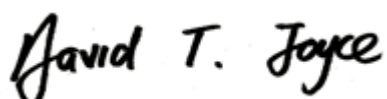
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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  
Director of Regeneration and Planning