

Ms Nicole Haig
Dnk Design
18 Burrard Road
West Hampstead
London
NW6 1DB

Application Ref: **2017/0553/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

23 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
20 Westbere Road
London
NW2 3SR

Proposal:
Erection of side infill extension to feature high level glazing at side elevation and 3x rooflights to single family dwelling (class C3)

Drawing Nos: OS Extract; FR03.01; FR03.02; Design and Access Statement dated 26 January 2017

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: OS Extract; FR03.01; FR03.02; Design and Access Statement dated 26 January 2017

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The single storey infill extension is subordinate to the host building in terms of its form and proportions. It would retain a reasonable proportion of garden and it would not extend beyond the building line to the rear. The extension will be constructed of matching stock brick with aluminium framed sliding/folding doors at the rear elevation and high level glazing across the side elevation which is considered to be appropriate in its design towards the host building. Furthermore, the proposed 3x rooflights are considered to be acceptable in their size and quantity. The proposal would not have an impact upon the street scene of the area, due to its location at the rear of the application building.

Due to the proposed extension's size and location, and taking into account the higher ground level of the neighbouring property (No. 18 Westbere Road), there would be negligible harm to the amenity of any adjoining residential occupier. The high level windows to the side elevation are set 0.8m off the boundary and therefore, are not considered to harm the amenity of the neighbouring property in this instance.

No objections were received prior to making this decision. The planning history of the site 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 A1 and D1 of the London Borough of Camden Local Plan Draft Policies. The proposed development also accords with the Fortune Green and West Hampstead Neighbourhood Plan

2015, London Plan 2016 and the National Planning Policy Framework.

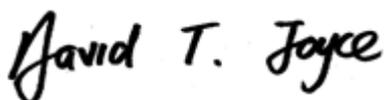
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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