

Mr Paul Chrysaphiades
Domus Architects and Project
Managers Ltd
Rowlandson House
289-297 Ballards Lane
London
N12 8NP

Application Ref: **2017/1613/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

26 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat A
94 Maygrove Road
London
NW6 2ED**

Proposal:

Construction of a single storey side and rear extension and installation of garden decking and boundary fencing.

Drawing Nos: PA_001 rev A, PA_002 rev C, PA_003 rev B, PA_004 rev B, PA_005 rev A

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 The development hereby permitted shall be carried out in accordance with the following approved plans PA_001 rev A, PA_002 rev C, PA_003 rev B, PA_004 rev B, PA_005 rev A

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

- 3 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, policy DP24 of the London Borough of Camden Local Development Framework Development Policies and policy D1 of the London Borough of Camden Local Plan Submission Draft.

- 4 The roof of the extension hereby permitted shall not be used as a roof terrace/balcony without prior consent in writing from the Local Planning Authority.

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, policy DP26 of the London Borough of Camden Local Development Framework Development Policies and Policy A1 of the London Borough of Camden Local Plan Submission Draft.

Informative(s):

- 1 Reasons for granting permission. [Delegated]

This application is for a single storey side/rear extension and the installation of garden decking and boundary fencing. The proposed extension would be constructed to the side and rear of the original outrigger at this property following the demolition of the existing single storey lean-to extension.

The rear section of the extension would measure 5.2 m in depth, 3 m width and 3 m in height with a flat roof. The side section would be set off the main rear wall of the property by 1.9 m to provide a lightwell for the existing bedroom window and would measure 6.9 m depth, 1.9 m width with a mono-pitched roof with a height between 2.5 m and 3 m. The proposed side/rear extensions would be constructed from stock brick to match the existing building, felt for the flat roof, matching natural slate for the pitched roof and white powder coated aluminium window frames.

The proposed timber garden decking would cover an area measuring between 5 m - 7 m depth and 5 m width. The application proposes a new boundary fence on top

of the existing boundary wall to increase the side boundary height from 1.2 m to 2 m.

The proposed single storey side/rear extension is considered to be adequately subordinate to the subject property. It would respect the character, setting, context and form of the existing and neighbouring buildings. The extension would also be commensurate with neighbouring extensions at numbers 96 and 98 Maygrove Road.

The proposed timber garden decking would be installed at low level within the garden. It would be a appropriate garden structure which would not be visible outside the site. Adequate natural landscaping would be retained to maintain the open character of the garden. The proposed fencing would provide adequate privacy and enclosure to the subject property.

The rear part of the extension would align with the neighbouring extension at number 96 resulting in no amenity impact. The other adjacent property at no. 92 has windows on its main rear elevation and on its side/rear elevation. However, the side part of the extension would be set off the main rear wall by 1.9 m to provide a lightwell and would have a mono-pitched roof, which would reduce the height on the side boundary to 2.5 m. It is therefore considered that the development would not result in any material harm to the living conditions of neighbouring occupiers. The proposed side facing living/dining room window would not result in material overlooking of neighbouring properties.

The proposed decking would also be installed at low level and would not result in increased material overlooking of neighbouring properties. The boundary fencing would provide enhanced privacy and enclosure for the subject property and the adjacent property at no. 92.

The planning history of the site has been taken into account when coming to this decision. No objections were received from neighbouring properties. 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 Submission Draft. The proposed development also accords with the London Plan 2016 and 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-](http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en)

[contacts/environment/contact-the-environmental-health-team.en](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.

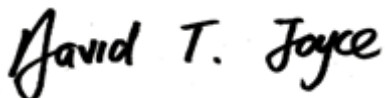
- 4 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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