

Mr Rusty Murphy
Studio McLeod
The Studio
320 Kilburn Lane
London
W9 3EF

Application Ref: **2017/2845/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

11 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Ground Floor Flat
53 Achilles Road
London
NW6 1DZ

Proposal:

Erection of single storey side and rear extension to flat (Use Class C3) featuring green roof, no.2 rooflights and external storage; creation of new rear stair to basement, partial lowering of level to ground floor of rear wing and erection of front bin store.

Drawing Nos: 127-SU-L01, 127-SU-L02; 127-SU-01, 127-SU-02, 127-SU-03; 127-PL-01, 127-PL-02, 127-PL-03, 127-PL-04, 127-PL-05, 127-PL-06, 127-PL-07, 127-PL-08, 127-PL-09, 127-PL-10, 127-PL-11, 127-PL-12.

Supporting documents: ISL SMS rev B Structural Survey; 127-DM-01, 127-DM-02; Bauer Extensive Green Roof Vegetation Guide; 127-PS-Planning Statement + Design and Access; 127-PH-01; 127-PL-13, 127-PL-14.

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 D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

127-SU-L01, 127-SU-L02; 127-SU-01, 127-SU-02, 127-SU-03; 127-PL-01, 127-PL-02, 127-PL-03, 127-PL-04, 127-PL-05, 127-PL-06, 127-PL-07, 127-PL-08, 127-PL-09, 127-PL-10, 127-PL-11, 127-PL-12.

Supporting documents: ISL SMS rev B Structural Survey; 127-DM-01, 127-DM-02; Bauer Extensive Green Roof Vegetation Guide; 127-PS-Planning Statement + Design and Access; 127-PH-01; 127-PL-13, 127-PL-14.

Reason:

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

- 4 Prior to first use of the rear extension, the green roof indicated on the approved roof plan shall be implemented and permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policy A3 of the London Borough of Camden Local Plan 2017.

- 5 The area of flat roof to the single storey extension hereby approved shall at no point be used as an amenity area / terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017

Informatives:

- 1 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).

- 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 Reasons for granting permission.

The proposed extension would infill the patio adjacent to the closet wing and project 3m beyond the rear elevation with an overall footprint of approximately 29sqm. There has been a clear precedent set within the local area for extensions of similar or larger scales with a number of recent approvals including at 31, 33, 37, 39, 47 & 55 Achilles Road. As the area is not within a CA, most properties in the local area feature rear and/or side extensions, often constructed under PD. Consequently, the proposed extension would not lead to a disruption to any uniform pattern of development or appear incongruous within the local area. The extension would not project beyond the established building line and its height/massing has been reduced to minimise its visual impact. The extension is obscured from public view, with private views being afforded only from the neighbouring properties to the rear as well as a limited number of upper floor rear windows from properties along Berridge Mews.

The proposed extension is considered a respectful and harmonious architectural response to the host property, distinguishing itself from the original building and enhancing the rear of the property/garden area. By virtue of its contextually sensitive design, the extension is considered to be sympathetic to the character and appearance of the host dwelling. Within the limited private views afforded, the proposed planting and extensive green roof would further soften and improve the appearance of the dwelling.

The proposed bin store would be located on existing hardstanding and replicate similarly proportioned bin stores typical of the surrounding streetscene. By virtue of its low height and small scale it is not considered to be visually disruptive or harmful to the character of the host building or streetscene.

Due to the positioning of windows to the GF of no.55, the height and the chamfered roof form of the proposed extension, the lower garden level as well as the existing extensions to either adjoining property; the proposed extension would not lead to a significant loss of light or outlook to any neighbouring occupant. The extension

would similarly not lead to a loss of privacy. In order to protect privacy, a condition is included that the flat roof shall not be used as a terrace. Due to the scale of works, the development would not give rise to any significant noise or disruption. Likewise the alterations to the front of the property would not harm the amenities of any neighbouring occupiers by virtue of their scale and siting.

The proposal would include the creation of a new set of stairs to LGF level linking the existing basement level with the proposed extension. As this would involve only minor excavation a BIA is not considered necessary in this instance. A structural method statement has been submitted in support of these works and is included as an approved document with which the development must comply.

The inclusion of a biodiverse green roof and water-harvesting system is welcomed, leading to benefits in terms of local biodiversity as well as a reduced strain upon local water/drainage infrastructure. Full details of this element has been submitted and a condition is recommended that this green roof shall be implemented prior to first use and maintained thereafter.

The site's planning history has been taken into account when coming to this decision. No comments were received in relation to the application.

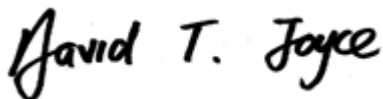
As such, the proposed development is in general accordance with policies A1, A3, A4, A5, D1, CC2 and CC3 of the London Borough of Camden Local Plan 2017. The development also accords with policies 1, 2 and 17 of the Fortune Green and West Hampstead Neighbourhood Plan (2015) as well as the London Plan 2016 and the NPPF 2012.

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 Regeneration and Planning