

ATP Architects & Surveyors Ltd
Brook House
Coventry Road
Ilford
Essex
IG1 4QR

Application Ref: **2017/2748/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

10 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
57 Willow Road
London
NW3 1TP

Proposal:
Erection of single storey rear extension at basement level.

Drawing Nos: 16273_100 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 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 policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 16273_100 Rev A.

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

Informative(s):

- 1 Reason for granting planning permission:

The application site is a four/five storey mid-terraced house of traditional appearance, in the Hampstead Conservation Area. Planning permission is sought for the erection of a single storey full width rear extension (4.8 metres wide). The proposed extension would extend 1.5 metres from the existing rear elevation and the roof of the extension pitches down from 3 metres to 2.5 metres.

The proposed extension is considered subordinate to the original building in terms of its height and width as it respects the existing pattern of rear extensions. The proposed extension would be constructed from a mix of traditional and modern materials including, slate roof tiles and timber framed windows, which would reflect the finish elsewhere on the property. The glazing would give the extension a modern, lightweight appearance and by virtue of their location at ground floor level would not detract from the Hampstead Conservation Area. The proposed rooflight is in the conservation style and would not be visible from the wider public realm by virtue of its size and positioning on the roof.

The extension would allow for the retention of a reasonable proportion of the rear garden/amenity space (approximately 50 square metres). The proposed rear extension would not impact upon the amenity of the neighbouring occupier to the east (no. 3) or west (no. 7) by virtue of the existing 3 metre high party wall.

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.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017. The proposed development also accords with policies

7.4, 7.6 and 7.8 of the London Plan; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

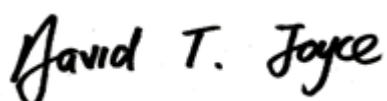
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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