

Mr Ali Mahinfar  
IMAGE Architecture Ltd  
86 North End Road  
London  
NW11 7SY

Application Ref: **2016/6237/P**  
Please ask for: **Charlotte Meynell**  
Telephone: 020 7974 **2598**

18 July 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Flat B**  
**13 West End Lane**  
**London**  
**NW6 4NU**

Proposal: Erection of single storey rear outbuilding to replace 2 x existing rear outbuildings. Installation of 1 x rooflight to existing single storey rear extension, alterations to lower ground floor rear fenestration to include installation of box window and 2 x new doors.

Drawing Nos: 101 Rev. 01; 102 Rev. 00; Site Location Plan.

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 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 101 Rev. 01; 102 Rev. 00; Site Location Plan.

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

- 4 The outbuilding hereby approved shall only be used for purposes incidental to the residential use of Flat B, 13 West End Lane and shall not be used as a separate or independent use, including residential living accommodation.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies A1, H1, H3 and H7 of the London Borough of Camden Local Plan 2017.

- 5 The flat roof of the single storey rear outbuilding hereby approved shall not be used at any time as amenity space, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policies G1 and A1 of the Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear outbuilding would be located at the end of the rear garden and would replace two existing outbuildings currently situated in the north-west and north-east corners. The outbuilding would be of a simple design with a flat roof and clad in timber with powder coated aluminium framed sliding doors to the south-eastern elevation, which is considered appropriate for its outdoor setting. The existing outbuildings sit on a raised platform 0.4m above the garden level, and so whilst the proposed outbuilding at a height of 2.4m would be 0.1m higher than the height of the existing outbuildings themselves, it would be 0.3m lower overall. The outbuilding would not be visible from the public realm and it is considered that the proposal would still allow for the retention of a reasonably sized and usable rear garden.

The proposed replacement of the non-original lower ground floor rear windows and door with double glazed powder coated aluminium sliding doors and a box window,

and the insertion of a rooflight into the flat roof of the existing single storey rear extension, are considered acceptable in design terms given the rear lower ground floor location, set behind high boundary fences.

Given the separation distance between the proposed outbuilding and the rear building line of the terrace, and as the outbuilding would replace two existing outbuildings in the same location, it is not considered that the proposed outbuilding would have a significant adverse impact on the residential amenity of surrounding properties in terms of a loss of daylight, sunlight, outlook or privacy.

Although the proposed rooflight would be located in the roof of the existing extension below a window of the upper floor flat, this window is not to a habitable room, thus it is not considered that it would have a significant detrimental impact on the residential amenity of the occupiers of the upper ground floor flat in terms of light spillage.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2012.

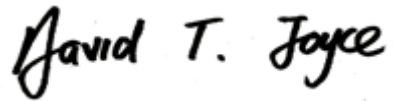
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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 that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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