

Mr Nicholas Zervoglos
Nicholas Zervoglos Architects
11 Stadium Street
London
SW10 0PU

Application Ref: **2017/2720/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

2 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
1 & 1A Fawley Road
London
NW6 1SL

Proposal: Erection of single storey rear and side infill extension, installation of 1 x rooflight to flat roof and 1 x rooflight to rear side roofslope at No. 1A. Erection of single storey rear extension at Nos. 1 & 1A.

Drawing Nos: NZ-D-EE-100-01 Rev. A; NZ-D-EE-1000-01 Rev. A; NZ-D-EP-100-01 Rev. A; NZ-D-PE-100-01 Rev. A; NZ-D-PP-100-01 Rev. A; NZ-D-SE-100-01 Rev. A; NZ-D-SP-100-01 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 and D2 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 NZ-D-EE-100-01 Rev. A; NZ-D-EE-1000-01 Rev. A; NZ-D-EP-100-01 Rev. A; NZ-D-PE-100-01 Rev. A; NZ-D-PP-100-01 Rev. A; NZ-D-SE-100-01 Rev. A; NZ-D-SP-100-01 Rev. A.

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

- 4 The flat roof of the single storey rear extensions hereby approved shall not be used at any time as amenity space, and any access out onto these areas shall be for maintenance purposes only.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey side extension to No. 1A Fawley Road would infill the rear side gap between No. 1A and Flats 1 to 3 Ramsey House and the Coach House to the west, and would extend 1.0m forward of the existing rear building line. The proposal would have a mono-pitched glazed roof with a height of 2.5m along the boundary with Ramsey House and the Coach House rising to a height of 3.5m, and would be constructed in brick to match the host building and incorporate timber-framed windows and French doors to the rear.

The proposed single storey rear extension would form a communal area between Nos. 1 and 1 A Fawley Road providing access to the rear garden. The extension would be glazed and would measure 1.3m in width and depth, with a height of 2.3m to a flat roof.

The roof of the existing single storey rear extension at No. 1A is unsympathetic and out of keeping with the design of the host building, and as such, the proposed alterations to the pitch of the roof and extension of the flat roof element are considered appropriate to rebalance the host building.

The proposed extensions would not be visible from the public realm and it is considered that the proposal would still allow for the retention of a generously sized and usable rear garden. Overall, the proposal would remain subordinate to the host

buildings in terms of design, form and scale, and would respect and preserve the design and proportions of the original buildings and the character and appearance of the West End Green Conservation Area.

Although the proposed side extension would adjoin the side boundary wall with Ramsey House and the Coach House, it would not exceed the height of the existing boundary wall and trellis and as such, it is not considered that it would have a detrimental impact on the residential amenities of the neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy.

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.

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 Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan, and policies A1, D1 and D2 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 search for 'environmental health' on the Camden website 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

David T. Joyce

David Joyce
Director of Regeneration and Planning