

Miss Ruth Chadney
Cousins & Cousins
Bedford House
125-133 Camden High Street
London
NW1 7JR

Application Ref: **2017/1825/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

23 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
66 Solent Road
London
NW6 1TX

Proposal: Erection of an infill side extension and single storey rear extension at ground floor level to residential dwelling (Class C3).

Drawing Nos: P_000 REVP1, P_101 REVP1, P_102P REV, P1, _200 REVP1, P_202 REVP1, P_301 REVP2, P_302 REVP1, P_400 REVP1 and Design and Access Statement commissioned by Cousins dated March 2017.

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: P_000 REVP1, P_101 REVP1, P_102P REV, P1, _200 REVP1, P_202 REVP1, P_301 REVP2, P_302 REVP1, P_400 REVP1 and Design and Access Statement commissioned by Cousins dated March 2017.

Reason:

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

Informative(s):

- 1 Reason for granted planning permission:

Planning consent was previously granted for a single storey side extension. (ref 2016/6108/P dated 02/02/2017). The application was revised during the course of the assessment following officer's concerns and the depth of the infill extension was reduced. The current application seek to extend the depth of the side infill extension towards the rear garden by adding an additional 3m to the approved 6m addition.

The proposed extension would measure 9m in depth, 1.5m in width and the pitched roof would rise from 2.4m on the party wall boundary with no. 64 Solent Road to approximately 2.7m. The existing party wall consists of brick to 1.6m tall with timber trellis fencing above, giving a combined height of 1.9m. The proposals would raise the height of the solid lower element by approximately 0.9m. The infill extension would remain 0.8m lower than the neighbour's lean-to extension on the boundary.

The proposed extension would be constructed using reclaimed London stock brick, glazed mono-pitched roof, and fixed aluminium window to the infill addition.

The proposed single storey extension, which projects from the closet wing would be demolished and rebuilt with the same footprint, although with a slight increase in height from 2.9 to 3.1m and the ground floor rear elevation would consist of aluminium sliding doors. The existing metal balustrade at first floor level would be replaced with matching material. The proposal would be in accord with D1 of the Local Plan and Supplementary Planning Guidance (CPG1).

In terms of overall size, the proposal would allow for the retention of a reasonably sized garden. When viewed in context with the other extensions on the rest of the street, the proposed extension would be consistent with a pattern of built development along the terrace as a number of properties within the terrace benefit from rear infill extensions.

In terms of amenity, there would be no additional adverse impact on the amenity of No.64 arising from the proposal, which was assessed under planning permission 2016/6108/P in regards to loss of daylight/sunlight and privacy. There would also be no significant change to the impact on outlook due to the height and depth of the proposed extension.

The increased depth of the side extension is the only significant change from the approved scheme. Whereas the infill extension in the approved scheme stopped where the neighbouring porch structure finishes, the current proposals would extend it to almost the full depth of the rear projecting extension. Officers have revisited the proposals and consider that the additional depth of infill extension, with its relatively modest height and lightweight sloping roof would remain a subordinate addition to the host property and not harm its character and appearance. Furthermore it would not have any significant additional impact on the outlook or daylight to the neighbouring property, above and beyond the impact from the approved development.

No comment was received prior to making this decision and the planning history of the site has been taken into account when coming to this decision.

As such, As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017 and policies in the London Plan 2016, relevant paragraphs of the National Policy Framework and the Fortune Green and West Hampstead Neighbourhood Plan 2015.

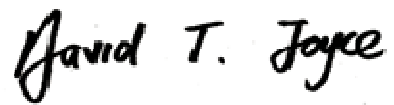
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning