

Ben Rogers
Ben Rogers Architectural Design
133A Greenwich High Road
London
SE10 8JA

Application Ref: **2017/4203/P**
Please ask for: **Alyce Keen**
Telephone: 020 7974

22 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
26 Achilles Road
LONDON
NW6 1EA

Proposal: Erection of a single storey side / rear extension.

Drawing Nos: 058/010; 058/011; 058/020 C; 058/021 B.

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 058/010; 058/011; 058/020 C; 058/021 B.

Reason:

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

- 4 The rooflights shall project no more than 100mm above the plane of the extension roof.

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.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey side/rear extension is subordinate in terms of form, scale and proportions. It would retain a reasonable proportion of the garden. The location of the extension at the rear of the building would mean it has no impact on the streetscene as it would not be visible from the public realm. The simplicity of the design and roof form is considered to follow various architectural elements and parts of the existing house. A condition would be added to ensure no more than 100mm projection of the rooflights in order to ensure that they are a discrete element of the design.

The proposed extension will meet the same depth as the infill extension at no. 28 therefore the extension will not harm the residential amenity of this adjoining property. Whilst the development will have some impact in terms of sense of enclosure to the adjoining property at no. 24 Achilles Road. Due to the proposed extension's height being limited to 2.5 metres, there would be negligible harm to the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy.

One objections has been received, which is addressed in the consultation summary. The site's planning history was taken into account when coming to this decision.

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

- 2 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).

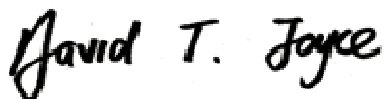
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's 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.

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