

Mr Paul Cramphorn
Detailed Planning Ltd
Unit 6
St Albans House
St Albans Lane
Golders Green
London
NW11 7QE

Application Ref: **2017/4580/P**
Please ask for: **Nastassja Lazarus**
Telephone: 020 7974

19 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
41 Gondar Gardens
London
NW6 1EP

Proposal:
Erection of a single storey, side and rear extension at ground floor level; alterations to the rear elevation including the removal of an existing terrace and staircase, and the replacement of an existing door with a window at first floor level.

Drawing Nos: (1263MJ1_FUL) SH6 Rev A, SH7 Rev A, SH8 Rev A, SH9 Rev A and SH10 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 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: (1263MJ1_FUL) SH6 Rev A, SH7 Rev A, SH8 Rev A, SH9 Rev A and SH10 Rev A.

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

- 4 The area of flat roof to the single storey extension hereby approved shall at no point be used as an amenity area / terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017

Informative(s):

- 1 The proposed single storey infill extension is considered to be acceptable as the proposal would be of an appropriate bulk and mass, screened behind the bulk of the host dwelling, and would not be visible from the street. Further, the proposal would not result in detrimental harm to residential amenity of adjoining occupiers.

The proposal would be approximately 5m in depth and would create a wraparound extension with the proposed rear extension. The infill extension would be 2.3m high on the boundary to No. 43, the extension would be largely screened behind the existing 2m high boundary fencing. Further, the side extension would be lower on the boundary than the existing pergola structure at No.43.

The side extension would be constructed to match the host building, with matching stock bricks and a lean-to roof constructed from roof tiles to match the existing building.

The proposed rear extension would project 3m from the end of the existing building, a similar depth to the existing extension at No. 43. The rear extension would be approximately 3m in height. Similar to the infill extension, the rear extension would be constructed from matching stock bricks, however the flat roof would be constructed from singly ply membrane.

The use of UPVC for new windows and doors is considered appropriate in this instance as existing openings to the host dwelling at ground floor level are constructed from UPVC, further the extension would be screened from the street

behind the bulk of the host dwelling.

It is therefore considered that the proposed infill and rear extension would be in keeping with the design of the host building and adjoining dwellings in the terrace

The size, design and materials of this extension are considered to be acceptable, particularly when taking into consideration the previously approved extension at no. 43. Further, the host building benefits from a large rear garden, as such it is viewed that a sufficient private amenity space would remain to the rear of the existing dwelling house.

It is considered that the size, location and height of the extension will not adversely harm the amenity of residential occupiers in terms of loss of daylight, sunlight, outlook or privacy. The proposed infill extension would extend approximately 300mm above the existing boundary fence to no. 43, as such the bulk of the extension would be screened behind the existing boundary fence. Therefore the proposal would not be highly visible from the neighbouring property, no. 43, and as such would not result in detrimental amenity impacts to occupiers of no. 43.

Upon undertaking a site inspection, it was noted that there was an existing concrete wall situated on the boundary to no. 39. The existing concrete wall was for a depth of approximately 1m and a height of approximately 2.5m. It is therefore considered that the cumulative impact of the proposed rear extension would not result in significant impacts in terms of loss of daylight, sunlight, privacy outlook and sense of enclosure for occupants at no. 39.

No objections/comments have been received relating to the proposed extension. The application site's planning history and relevant decisions 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 London Borough of Camden Local Plan 2017. The development also accords with policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan (2015) as well as the London Plan 2016 and the NPPF 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

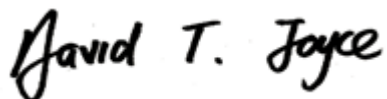
- dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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