

Mr Nicholas von Bromsen

22 James Stewart House
Dyne Road
LONDON
NW6 7XY

Application Ref: **2017/4280/P**
Please ask for: **Lisa McCann**
Telephone: 020 7974

18 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

6 Flat A Garlinge Road LONDON NW2 3TR

Proposal:

Erection of single storey rear extension and installation of 1 x side window at lower ground floor level.

Drawing Nos: GR000 REV B, GR001 REV B, GR005 REV A, GR006 REV B, GR002 REV B, GR003 REV A, GR004 REV B, GR007 REV B.

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 [and D2 if in CA] 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:

GR000 REV B, GR001 REV B, GR005 REV A, GR006 REV B, GR002 REV B, GR003 REV A, GR004 REV B, GR007 REV B.

Reason:

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

Informative(s):

- 1 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).
- 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 Reasons for granting permission.

The proposed lower ground floor extension would be full-width and would extend a max depth of 4m forward of the rear building line. The 4m deep element of the proposed extension would maintain a gap of 1m from the shared boundary with no. 4 and would be set in 2.5m from the shared boundary with no. 8. The shallower element of the proposed extension would measure a depth of 3.2m along the shared boundary with the adjoining property no. 8.

The extension would be rendered to match the existing ground floor of the building, but the fenestration details would be of a contemporary style with the inclusion of folding doors with aluminium frame materials to the rear.

The proposed extension would not be visible from the public realm. It would be subordinate to the host building and would sit comfortably with it in terms of design, form and scale and would not detract from the design and proportions of the existing building. The extension would allow for the retention of a reasonably sized

rear garden.

A new obscure glazed window would be inserted into the flank elevation at lower ground floor level. This would match the existing side window in terms of size and positioning, and is considered acceptable in design terms.

The proposed lower ground floor extension would not give rise to any adverse impact on the amenity of 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.

As such, the proposal is in general accordance with Policies D1 and A1 of the Camden Local Plan 2017, CPG1 and CPG6 of the Camden Planning Guidance, and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2012.

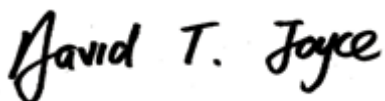
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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



David Joyce
Director of Regeneration and Planning