

Damon Peddar
22 Redfern Road
London
NW10 9LB

Application Ref: **2017/3631/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

23 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
27 Narcissus Road
London
NW6 1TL

Proposal:

Erection of single storey side extension, installation of timber framed doors and juliet balconies at first and second floor level and to existing rear dormer window, installation of double glazed timber sash windows to front elevation, installation of 1x window to side elevation and installation of 4x rooflights to dwelling house

Drawing Nos: 170405: 01 (OS Extract); 02; 03; 04; 05; 06; 07; 08A; 09A; 10A; 11A; 12A.

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: 170405: 01 (OS Extract); 02; 03; 04; 05; 06; 07; 08A; 09A; 10A; 11A; 12A.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed single storey infill extension is subordinate to the host building in terms of its form and proportions. It would retain a reasonable proportion of garden space and would not extend beyond the rear building line. The extension will be constructed of matching brickwork with glazed roofing with glass blocks and aluminium framed glazed doors upon the rear. The location of the extension would mean it has a limited impact on the street scene, as it would not be visible from the public realm. The design of the lightwell has also allowed for the retention of an existing ground floor rear window.

Although the existing window openings have been increased upon the rear of the closet wing and the existing dormer window, the proposed timber framed French doors and steel juliet balconies are considered to be appropriate and relate well to the application building in its design and scale. By virtue of its location, the aspect of the proposal would not impact upon the character and appearance of the street scene.

The proposed timber framed double glazing window replacements upon the front elevation are considered acceptable and would not detract from the appearance of the application building at the front. The proposed drawings demonstrate that the front windows will not differ from the existing single glazed windows in its size and design. The front dormer windows will differ from the existing in its design and window arrangement but the proposed design is considered appropriate and uniform.

The proposed 4x rooflights are considered acceptable in its design and quantity and would not be visible from public views due to its position upon the roof. The proposed 1x obscure glazed window (to service the en-suite bathroom) at first floor level on the side elevation is further considered acceptable and sympathetic in its scale and design.

Due to the scale and location of the proposal, there would be negligible harm to the amenity of any adjoining residential occupiers.

Two objections (from the same address) were received and duly taken into consideration. The planning history of the site and relevant appeal 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 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposal also accords with the London Plan 2016 and the National Planning Policy Framework.

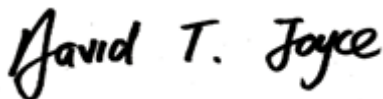
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 Joyce
Director of Regeneration and Planning