

Mr S Wilkins
Ellis Designs
The Studio, 32 Reculver Road
Beltinge Herne Bay
CT6 6LD
United Kingdom

Application Ref: **2017/4907/P**
Please ask for: **Nastassja Lazarus**
Telephone: 020 7974

27 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
33 Ulysses Road
LONDON
NW6 1ED

Proposal:
Erection of a single storey side extension at ground floor level; and the installation of 3 x rooflights to the roof of the existing back addition.
Drawing Nos: 364_EP01 Rev. B, 364_P01 Rev. C and 364_P02 Rev. C.

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 364_EP01 Rev. B, 364_P01 Rev. C and 364_P02 Rev C.

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

Informative(s):

- 1 The proposed single storey side extension at ground floor level; and the installation of 3 x rooflights to the roof of the existing back addition 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 the residential amenity of adjoining occupiers.

One objection has been received from the West Hampstead and Fortune Green Neighbourhood Development Forum. This objection has been duly considered. The Agent has since revised the proposed plans to remove the roof extension in its entirety. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed side extension would be approximately 8m in depth and would not extend beyond the building line of the existing back addition. The extension has been set-back approximately 150mm from the back of the rear addition to distinguish the extension from the host building. The extension would be approximately 2.6m in height on the boundary to No. 35 Ulysses Road. The extension would be largely screened behind the existing 2.1m high boundary wall.

Materials used for the side extension would be in keeping with the existing host building, walls would be constructed from matching stock bricks, the lean-to roof would be constructed from glazing. The door to the rear is to be glazed with an aluminium frame, powder coated dark grey to match existing bi-fold doors on the back of the rear addition.

The three proposed rooflights to the roof of the back addition are considered acceptable due to their appropriate size, location and number.

It is therefore considered that the proposed extension is of an appropriate design, bulk and scale and would be in keeping with the design of the host building and adjoining dwellings in the terrace.

It is considered that the size, location and height of the extension would 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 500mm above the existing boundary fence to No. 35, 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. 35, and as such would not result in detrimental amenity impacts to occupiers of No. 35.

It is further noted that openings at No. 35 directly facing the extension benefit from secondary openings to the rear of the back addition that receive ample light.

Impacts to the window at No. 35 located at ground floor level to the back of the main building are considered appropriate as this window is located half a level above that of the side extension. Therefore this neighbouring window would still benefit from sufficient natural light and outlook.

Rear adjoining occupiers would not be subject to detrimental residential amenity impacts as the proposed openings at ground floor would be screened behind the existing rear boundary wall.

It is considered that occupiers at No. 31 would not be subject to detrimental amenity impacts as the extension would be situated on the boundary to No. 35.

No overlooking or loss of privacy is likely to result from the three proposed rooflights to the roof of the back addition.

It is therefore considered that the proposed side extension and three rooflights would not result in significant impacts to adjoining occupiers in terms of loss of daylight, sunlight, privacy outlook and sense of enclosure.

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 NPPF 2012.

- 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.

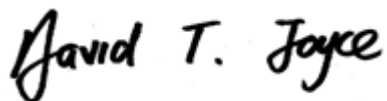
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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